

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 56009

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

ADP

3022-9480-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2425 E PIAZZA TAX SCHEDULE NO. 2945-011-77-010
 SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1818
 FILING 1 BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER PAT HOLLAND NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS —
 (2) ADDRESS 2755 N. Ave GJ W 81501 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 248-4638 Single Family

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 10 T.ZONE 1/2 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature *[Signature]* Date 5/2/96
 Department Approval *[Signature]* Date 5-7-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9188 S/F

Utility Accounting *[Signature]* Date 5-7-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CASTLE CONSTRUCTION

2755 North Avenue
Grand Junction, Colorado 81501
Home: 970-434-2267
Office: 970-248-4638

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ACCEPTED MC 5-7-96
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

NOT LESS
THAN 6.29'

150.56

157.83

6'

8'

76'

46'

~~39.27~~

DRIVEWAY

32'

DRIVEWAY
LOCATION OK
J. Korda 5-3-96

2425 E PIAZZA