

FEE \$ 10⁻
TCP \$ 500⁻

BLDG PERMIT NO. 57901

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

VCP

3022-9475-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2435 E. PIAZZACT. TAX SCHEDULE NO. 2945-011-77-009
SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2152 SF
FILING BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Ron Sorensen NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 580 Pioneer
(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT L3L Development USE OF EXISTING BLDGS Residence
(2) ADDRESS 202 CHIPETA AV. DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 245-3343 new home S/F

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 PL-2 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 85' from PL Rear 15' from PL
Maximum Height _____
CENSUS TRACT 10 TRAFFIC ZONE 21

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 Stu & Lee Date 10-14-96
Department Approval Ronnie Edwards Date 10-14-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9582 S/F
Utility Accounting Millie Fowler Date 10-16-96

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)

REAR

ACCEPTED Ronnie 10/10/96

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.

45' easement in rear

APPROX 14' SETBACK

78'

LOT 10

6' SETBACK

Living AREA 1869 sq ft

GARAGE

PORCH

ENTRY

DRIVEWAY

22'

SET BACK

E. PIAZZA CT.

24' BACK SET FRONT

SET BACKS 35' SET BACK
20' FRONT
15' BACK
5' SIDES

UTILITIES

LOT 9 Block 3
7A DEL NORTE
135 E. PIAZZA CT.

DRIVEWAY LOCATION OK
J. J. Clark
10-14-96
NORTH

PROPOSED Custom Home TO THIS SITE
BY J. J. Clark DEVELOPMENT

LOT 8

138'-0"

6' SET BACK

