

FEE \$ 10<sup>00</sup>  
 TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 56537

*✓ JOP*

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2445 E. Piazza Ct. Lot 8 Block 3 TAX SCHEDULE NO. 2945-011-77-008  
 SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1782  
 FILING BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER STEVEN LEE / SHIRLEY BROWN NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 202 CHIPETA AVE. 81501 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-245-3343 USE OF EXISTING BLDGS RESIDENTIAL  
 (2) APPLICANT L & L Development Shirley Brown DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 202 Chipeta Ave. 81501 ~~187 SW HIGHT GROVE CO~~ GRAND JCT CO  
 (2) TELEPHONE 242-8009 81501 New Const 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 PR-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear X from PL Special Conditions Easement in Rear exceeds Rear setback - is approx 42.5' ±  
 Maximum Height \_\_\_\_\_ CENS.T. 10 T.ZONE 21 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 6-13-96  
 Department Approval Lonnie Edwards Date 6-19-96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9287 - S/F  
 Utility Accounting Mellic Fowler Date 6/19/96

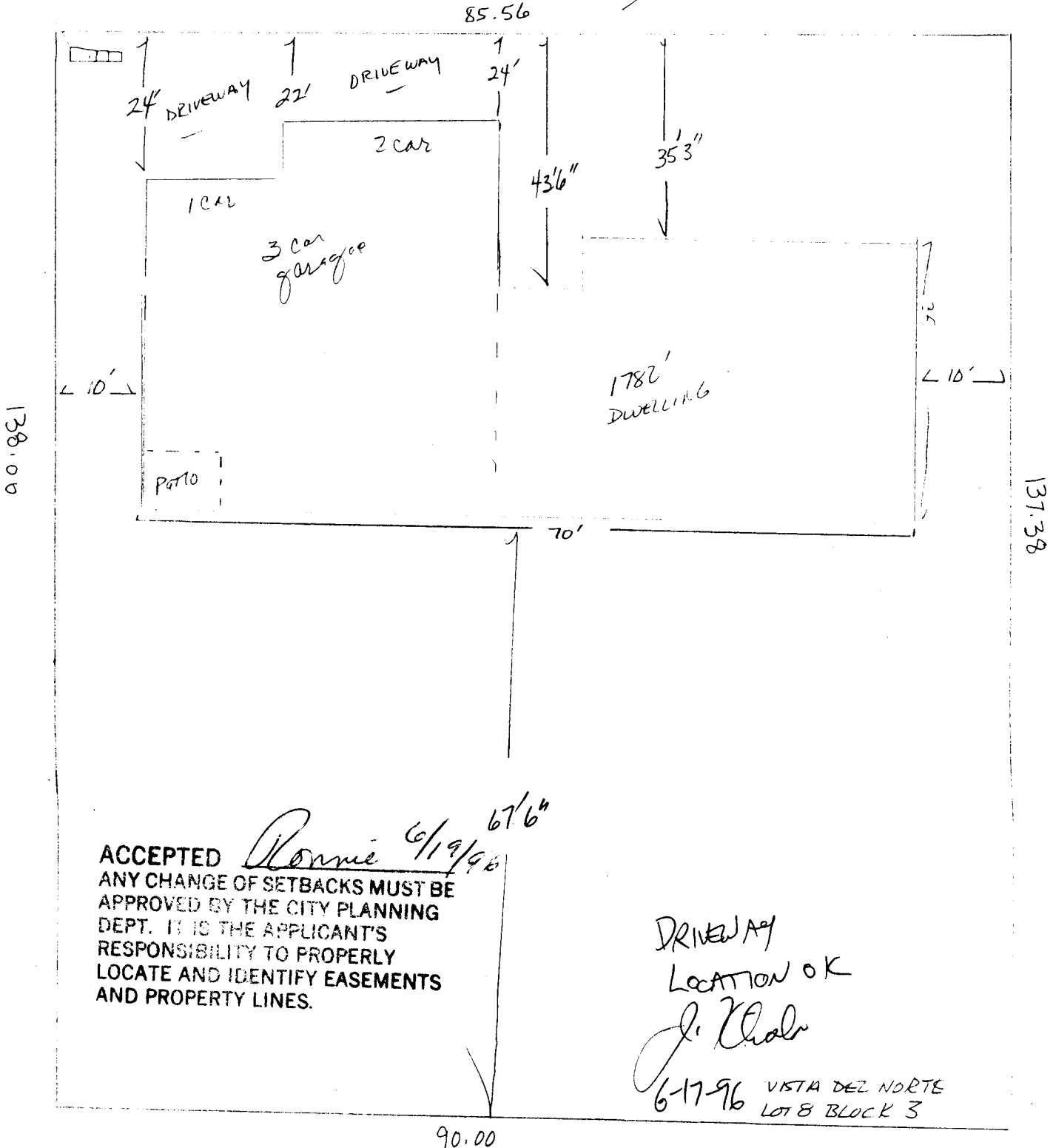
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2445  
← EAST PIAZZA CT. →

W/17/125

CURB + GUTTER  
SIDEWALK



ACCEPTED *Ronnie* 6/19/96 67 1/6"  
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.

DRIVEWAY  
LOCATION OK  
*J. Chala*  
6-17-96 VISTA DEL NORTE  
LOT 8 BLOCK 3

NOT TO SCALE BUT MEASUREMENTS REFLECT PLOT PLAN EXACTLY