

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	0



BLDG PERMIT NO. 67820

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

BLDG ADDRESS 2455 E PIAZZA CT TAX SCHEDULE NO. 2945-011-72 012
 SUBDIVISION ALLO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1797
 FILING BLK 3 LOT A & B SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER STEVE JOSEPHS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 450 SANDIA DR
 (1) TELEPHONE 243-8190 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ DUPLEX - 1/2 OCCUPIED BY ME
1/2 RENTAL UNIT

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' on non attached sides Parking Req'mt _____
 Rear _____ from PL Rear per easement Special Conditions Per Bldg Env.
 Maximum Height _____ CENSUS 10 TRAFFIC 20 ANNEX# _____

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 10-28-97
 Department Approval [Signature] Date 10-30-97

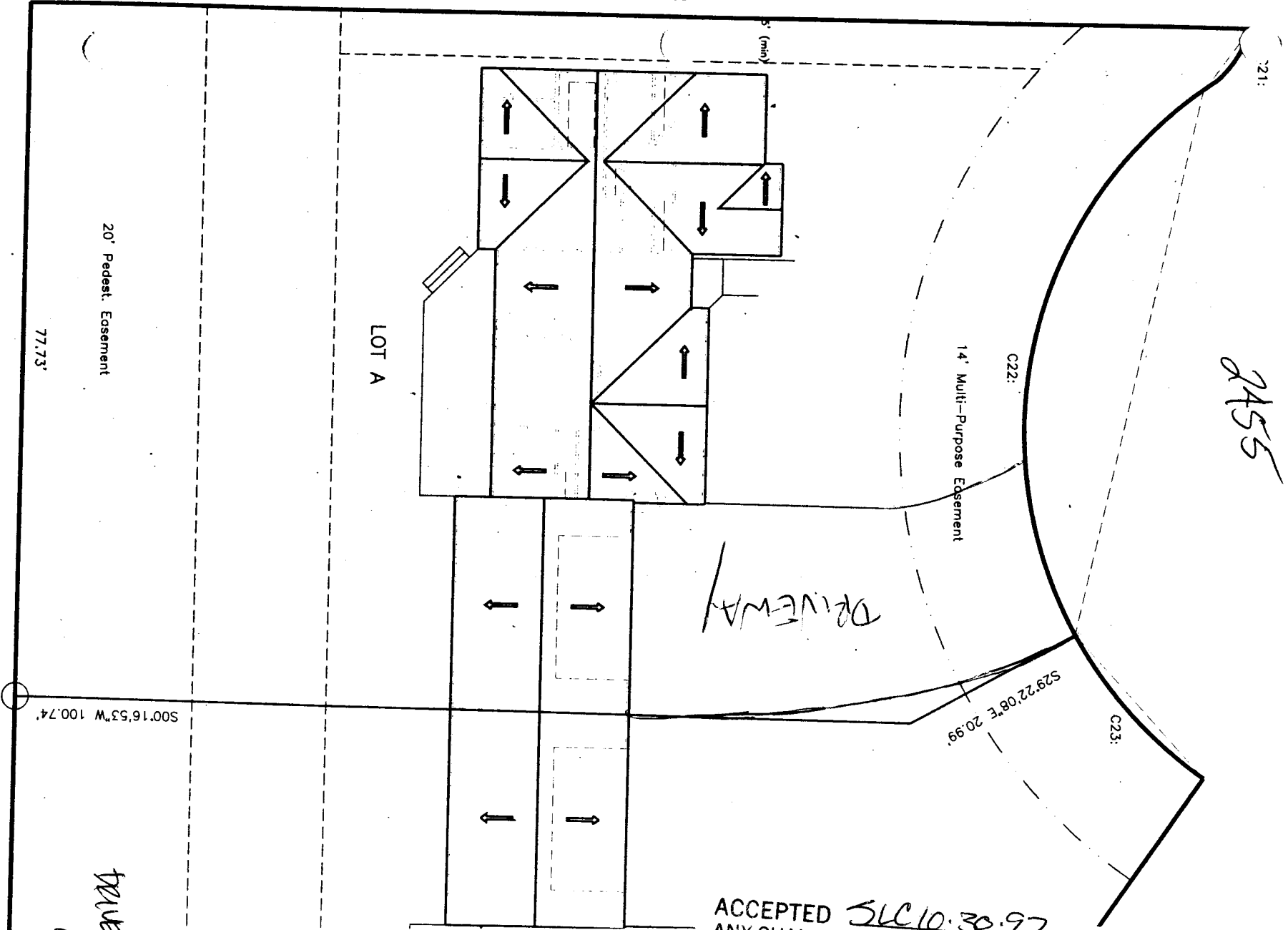
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10667
 Utility Accounting [Signature] Date 10-30-97

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)

PIZZA COURT

2455



ACCEPTED SLC 10.30.97
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.

FRANCK WATSON
C.E. DE
Caldwell
10/24/97

CROFTON, CA 94117