

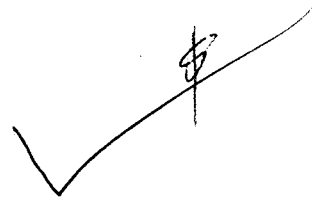
FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 58988

22-7170029

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2357 E. Piazza Place TAX SCHEDULE NO. 2945-011-36-024
 SUBDIVISION Crown Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 80
 FILING 1 BLK 1 LOT 24 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Virginia Brooks NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2357 E. Piazza
 (1) TELEPHONE 245-4548 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT S.P.E. Construction USE OF EXISTING BLDGS residence
 (2) ADDRESS P.O. Box 3403 G.J. DESCRIPTION OF WORK AND INTENDED USE: close
 (2) TELEPHONE 273-8944 in covered patio. Sun room.

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-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' between House from PL Rear 10' from PL
 Maximum Height _____
 CENSUS TRACT 10 TRAFFIC ZONE 21

PAID
FEB 3 1997
CM

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 Star Peterson Date Feb 3 1997
 Department Approval Ante J. Costello Date 2/3/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No chg in use
 Utility Accounting Marshall Cole Date 2/3/97

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)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.

