

FEE \$	10.00
TCP \$	500 x 2
SIF \$	



BLDG PERMIT NO.	68389-#2480
	#2475-68385

WA

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

9
a1

BLDG ADDRESS 2475 & 2480 E PIAZZA CT TAX SCHEDULE NO. 2945-~~3001~~-77-004/005

SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION (2) 1161 sq ft

FILING 1 BLK 1 LOT 435 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LEE HOMES INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2755 N AVE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 970-248-4612 USE OF EXISTING BLDGS NEW TOWN HOMES

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS SAME AS ABOVE

(2) TELEPHONE _____ TOWN HOMES

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 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 9' CENSUS 10 TRAFFIC 21 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 1-14-99

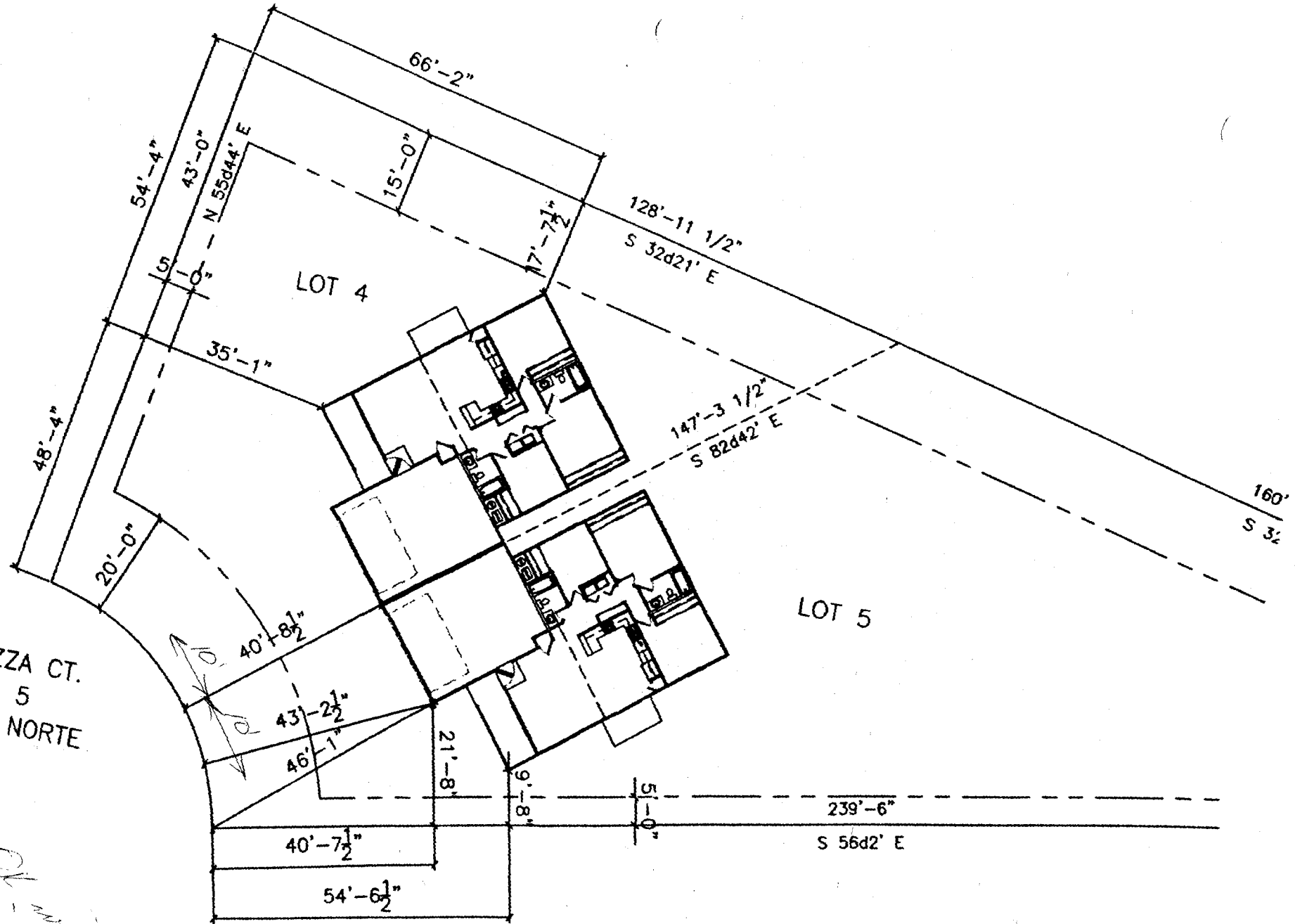
Department Approval [Signature] Date 1-19-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11876

Utility Accounting [Signature] Date 1-19-99

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)



EAST PIAZZA CT.
 LOTS 4 & 5
 VISTA DEL NORTE

Handwritten notes:
 Approved
 1-14-99
 [Signature]

ACCEPTED *KV* 1-19-99

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY