

DATE SUBMITTED: 4-17-87

PERMIT # 27497

FEE \$520

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3972 S. PIAZZA

SQ. FT. OF BLDG: 1900

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 8022

FILING # 1 BLK # 1 LOT # 17

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-<sup>011</sup>~~011~~-36-017

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: Merritt + Betty

USE OF ALL EXISTING BUILDINGS:  
\_\_\_\_\_

ADDRESS: SchUMA NW  
27005 Rd H 5A

PHONE: 243-2013

DESCRIPTION OF WORK AND INTENDED USE:  
Build Home

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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FOR OFFICE USE ONLY

ZONE: PR 4.2

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 15' S 1' R 10'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: 15 feet between Homes Front yard setback re; front yard Subside for side street 1 foot according to covenants

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4-17-87

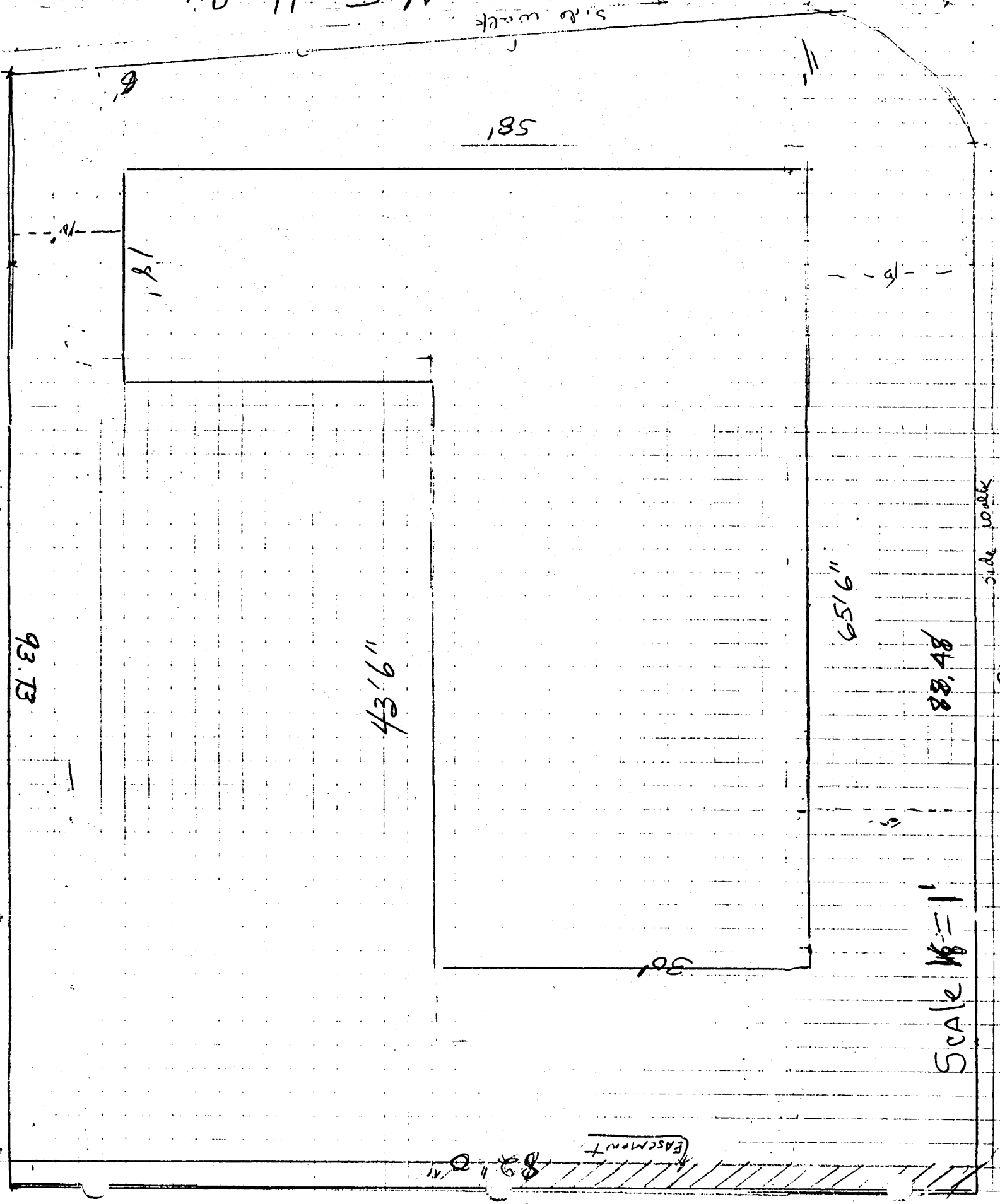
APPROVED BY: Linde

Merritt Schumann  
SIGNATURE

Merritt & Betty  
Schumann

No Sew, 1/2 Cir.

side work



58.1

18.1

43.6"

65.6"

88.48

93.73

30.1

Scale 1/8" = 1'

EASEMENT

side work