

DATE SUBMITTED: 7-14-87

PERMIT # 28153

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2312 N. Seville Circle

SQ. FT. OF BLDG: 1787

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 6480

FILING # 1 BLK # 1 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-011-36-015

none

PROPERTY OWNER: Mike Gazdash

USE OF ALL EXISTING BUILDINGS:

ADDRESS: _____

Home (single family)

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

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

New House for residence

FOR OFFICE USE ONLY

ZONE: PR 8

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: Maintain

15 feet between homes

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 7-14-87

APPROVED BY: Linde

L. L. Benson
SIGNATURE

DRIVEWAY

11'-6"

23'-0"

1/4" = 1'-0"

82.00'

10' UTIL. EASEMENT

CROWN HEIGHTS
SUBDIVISION
LOT 15, BLOCK ONE
MEZA COUNTY, COLO.

79.20'

CONC.
DRIVE

30'

68.0'



2312 SEVILLE CIRCLE

SITE PLAN

1" = 20'-0"