

DATE SUBMITTED: Sept. 25, 1987

PERMIT # 28724

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 9334 No Seville Circle

SQ. FT. OF BLDG: 1512

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 6828

FILING # 1 BLK # 1 LOT # 14

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-36-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
none

PROPERTY OWNER: L. L. Benson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1022 Lakeside Dr.

single family home

PHONE: 941-0233

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

DESCRIPTION OF WORK AND INTENDED USE:

Build new single family home

FOR OFFICE USE ONLY

ZONE: PR-8

FLOODPLAIN: YES NO

SETBACKS: F 15' S 10' R 1'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 21

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: 15' between homes

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: Sept 25, 1987

APPROVED BY: [Signature]

L. L. Benson
SIGNATURE