

DATE SUBMITTED: 7-13-88

PERMIT # 30755

FEE # 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2303 East Piazza Drive

SQ. FT. OF BLDG: 1550 sq. ft.

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 7200 #

FILING # 1 BLK # 1 LOT # 20

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-36-020

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
none

PROPERTY OWNER: L.L. Benson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1022 Lakeside Drive

PHONE: 241-0233

DESCRIPTION OF WORK AND INTENDED USE:
build new home

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

FOR OFFICE USE ONLY

ZONE: PR8

FLOODPLAIN: YES NO X

SETBACKS: F 15' S 11' R 10'

GEOLOGIC HAZARD: YES NO X

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D:

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING:
O.K. by J. Don Newton
City Engineer

SPECIAL CONDITIONS: 15 feet between
Homes City Engineer approval
Mellassney

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: 7/14/88

APPROVED BY: Kurt Metzger

L.L. Benson
SIGNATURE

APPLICATION FOR BUILDING PERMIT
BUILDING DEPARTMENT

CITY _____
COUNTY _____

Permit No _____
DATE _____

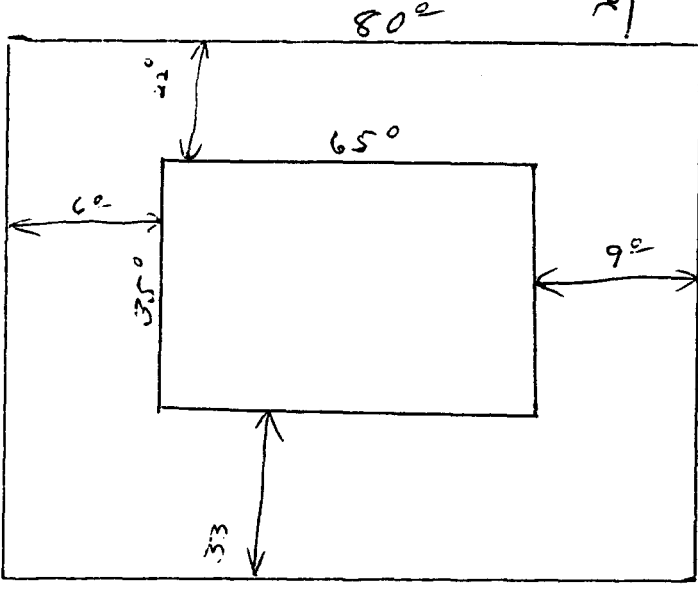
TO BE FILLED OUT BY APPLICANT

PLOT PLAN

VALUATION 62,000

NOTE: Show Easements, Property Line Dimensions, All Other Structures, Specify North, and Street Name. For Odd Shaped Lots, Provide Separate Plot Plan.

LEGAL DESCRIP.	BLDG ADDRESS <u>2303 East Pioggia Dr.</u>
	SUBDIVISION <u>Crown Heights</u>
	FILING NO <u>1</u> LOT NO <u>20</u> BLK NO <u>1</u>
	TAX SCHEDULE NO _____
OWNER	NAME <u>J. L. Benson</u>
	MAIL ADDRESS <u>1032 Lakeside Dr.</u>
	CITY <u>Grand Jct</u> PHONE <u>241 0233</u>
ARCH ENGINEER	NAME <u>[Signature]</u>
	MAIL ADDRESS _____
	CITY _____
CONTRACTOR	NAME <u>J. L. Benson</u>
	ADDRESS <u>1032 Lakeside Dr.</u>
	CITY <u>Grand Jct</u>
	LICENSE NO <u>2280183</u> PHONE <u>241-0233</u>



SHOW ALL SETBACKS FROM PROPERTY LINES

CLASS OF WORK

NEW REMODEL _____ ADDITION _____
PAIR _____ MOVE-ON _____ OTHER _____

Sq Ft of Bldg 1550 Sq Ft of Lot 7196
No of Floors 1 Height 15 ft.
No of Family Units 1 No of Bedrooms 3

Occupancy:
Residence
Mobile Home _____
(HUD No.) _____
Commercial _____
Other _____

GARAGE: Single Dble CARPORT: Single _____ Dble _____

FIREPLACE _____ WOODSTOVE _____

Are Building Materials to be purchased outside Mesa County? Yes _____ No
State Sales Tax # 2545-0171-0203

Description of Work Planned: build new home

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all city and county ordinances and state laws regulating building construction.

NOTE TO APPLICANT: Reverse side of this form must be completed.

J. L. Benson
SIGNATURE

- DOCUMENTS REQUIRED
- Radon Survey (248-7164)
 - Building Plans
 - Sanitary Sewer Clearance
 - On-Site Sewage Disposal Permit
 - Fire Flow Survey
 - Planning
 - Energy
 - Food Handling - County Health Dept.
 - Other _____

FOR OFFICE USE ONLY

Approval Date _____ Bldg Dept By _____
Special Conditions _____