

DATE SUBMITTED: 10/19/88

PERMIT # 31571

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2337 East Piazza Place

SQ. FT. OF BLDG: 1600

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 6853

FILING # 1 BLK # 1 LOT # 22

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-36-022

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: L.L. Benson

USE OF ALL EXISTING BUILDINGS:  
Residential

ADDRESS: 2303 East Piazza

PHONE: 241-0233

DESCRIPTION OF WORK AND INTENDED USE:  
build new house

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**  
\*\*\*\*\*

ZONE: PR

FLOODPLAIN: YES  NO

SETBACKS: F 15 S 1 R 10

GEOLOGIC HAZARD: YES  NO

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

CENSUS TRACT #: 10

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

TRAFFIC ZONE: 21

LANDSCAPING/SUBMITTING: as per plan

SPECIAL CONDITIONS: 15' between homes

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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.)

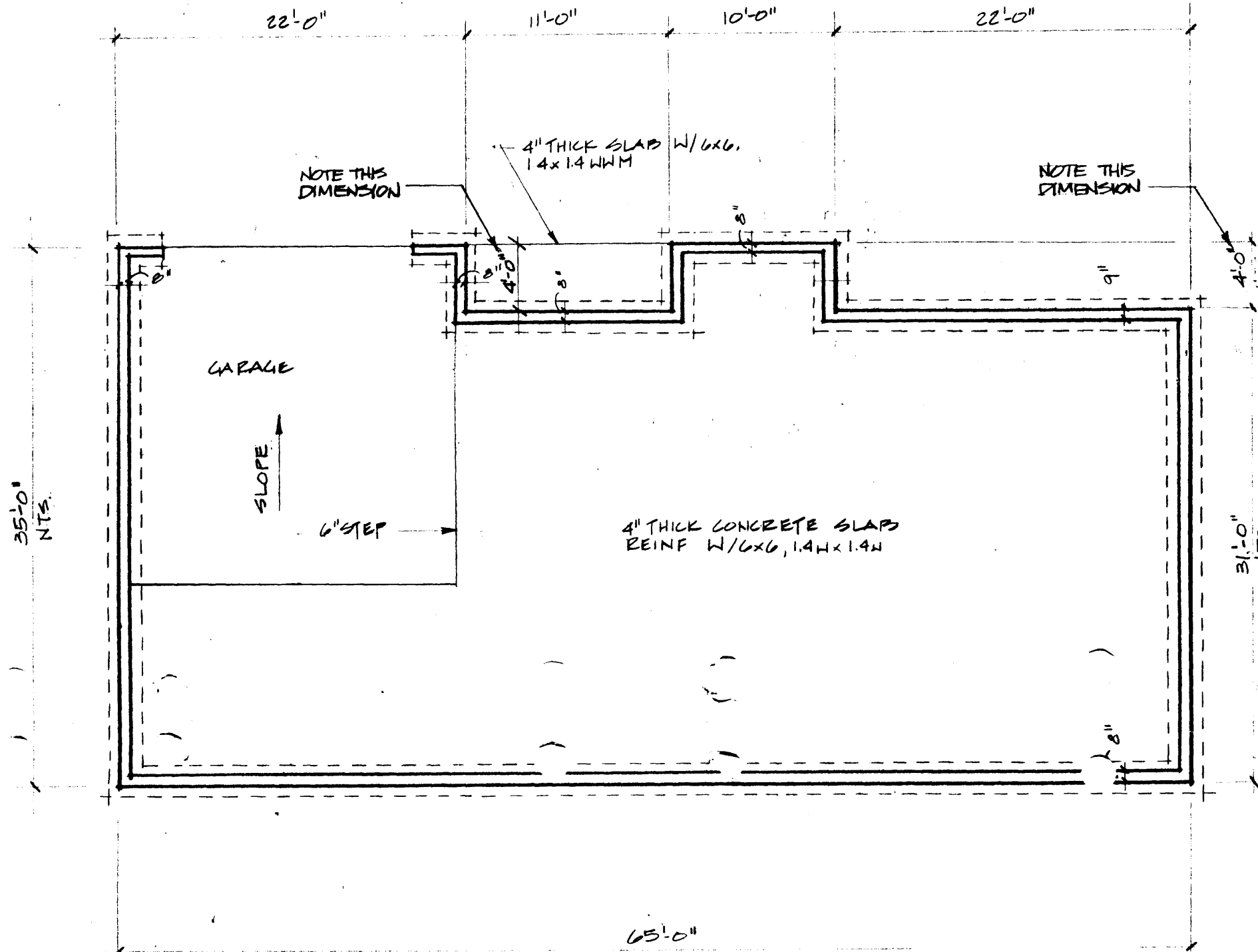
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

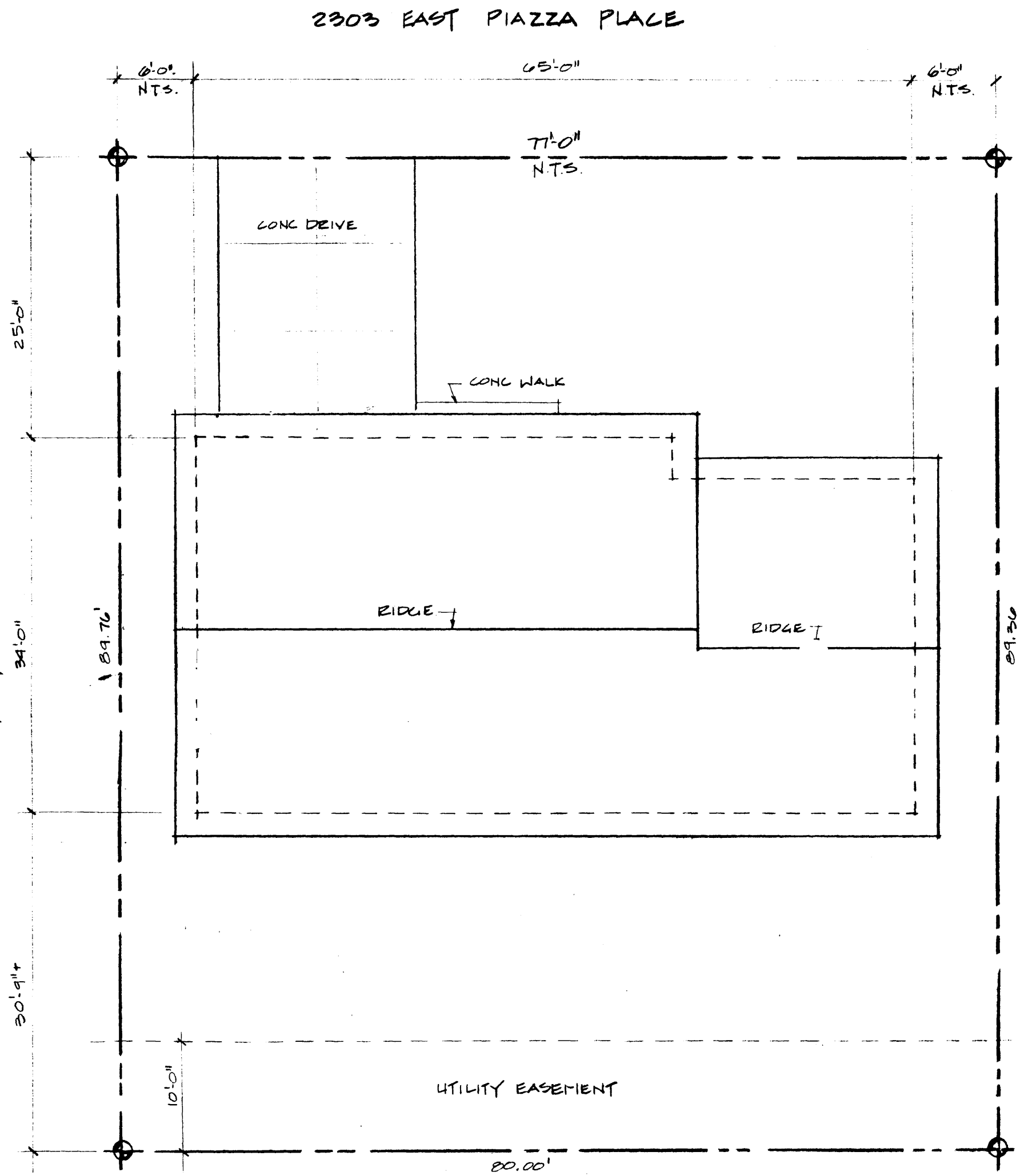
DATE APPROVED: 10/19/88

APPROVED BY: Kurt Metzger

L.L. Benson  
SIGNATURE



FOUNDATION PLAN  
1/8" = 1'-0"



SITE PLAN / LOT 22, BLK 1 - CROWN HEIGHTS SUBDIVISION

1" = 10'-0"

NOTE N.T.S. = NOT TO SCALE

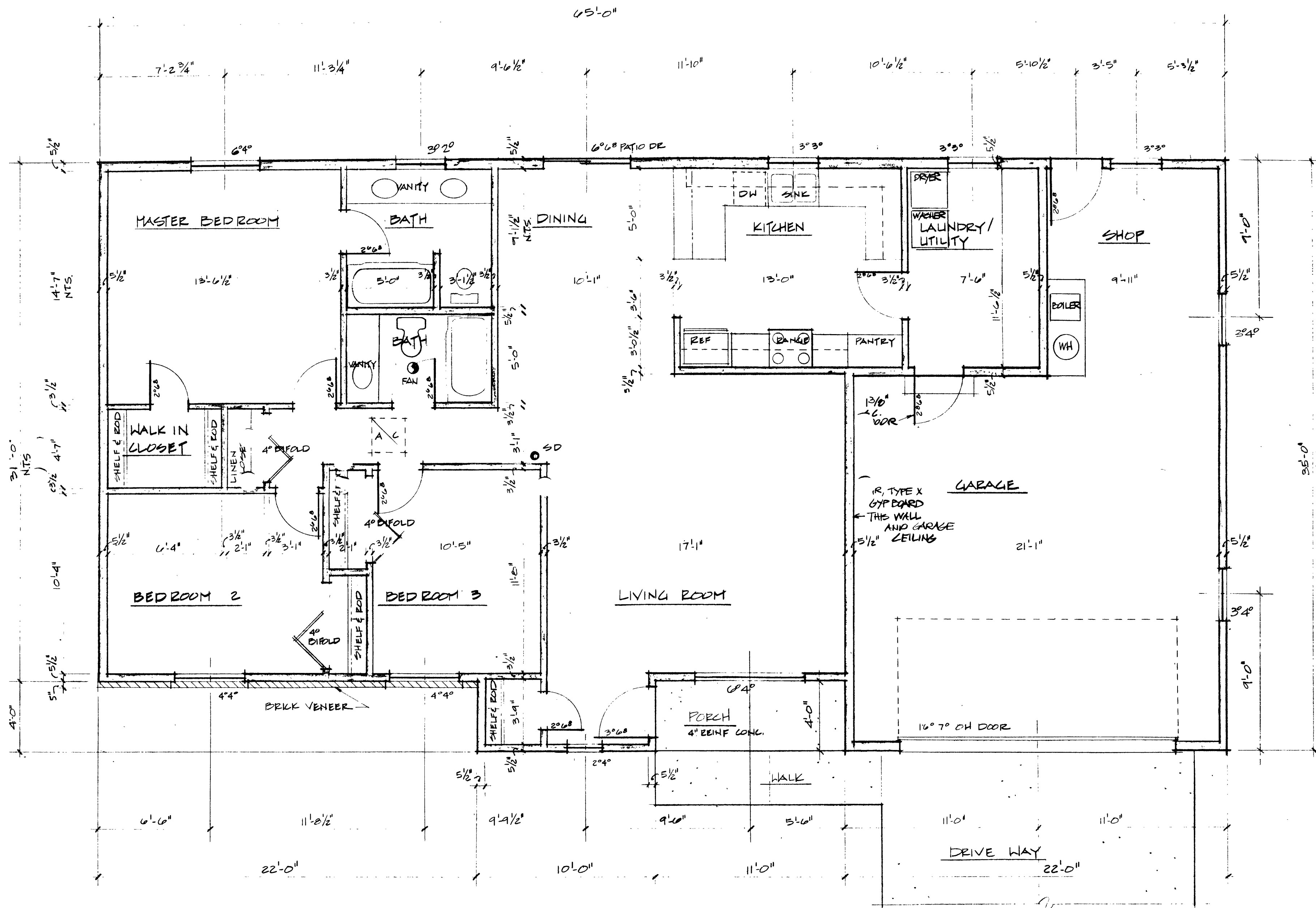
*Accepted  
Rack  
10/19/88*

T.L. BENSON HOUSE  
LOT 22, BLOCK 1  
CROWN HEIGHTS SUBDIVISION

DRAWN	DT
DATE	7/88
REV	10/88

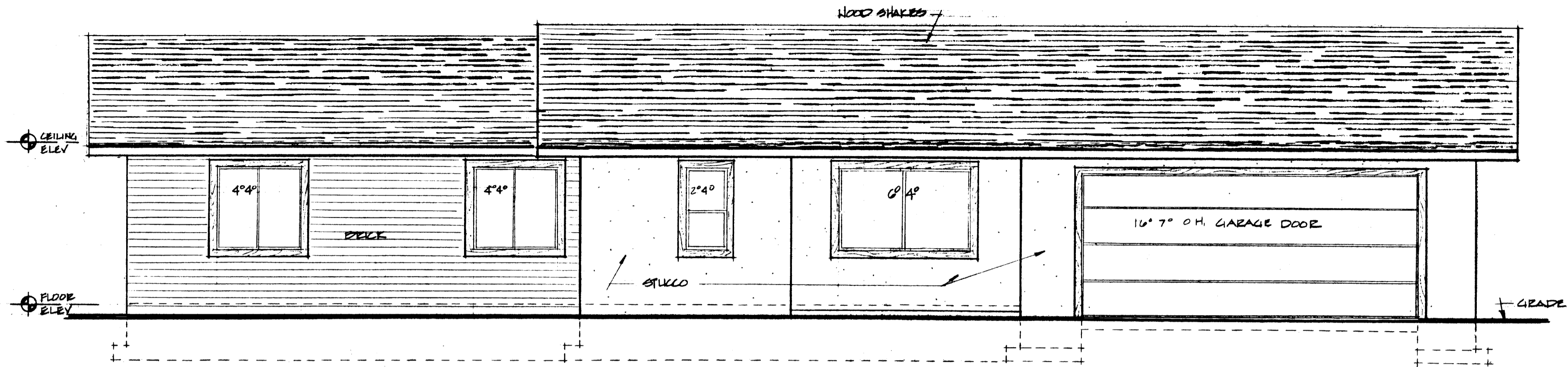
A1

SHEET 1 OF 4

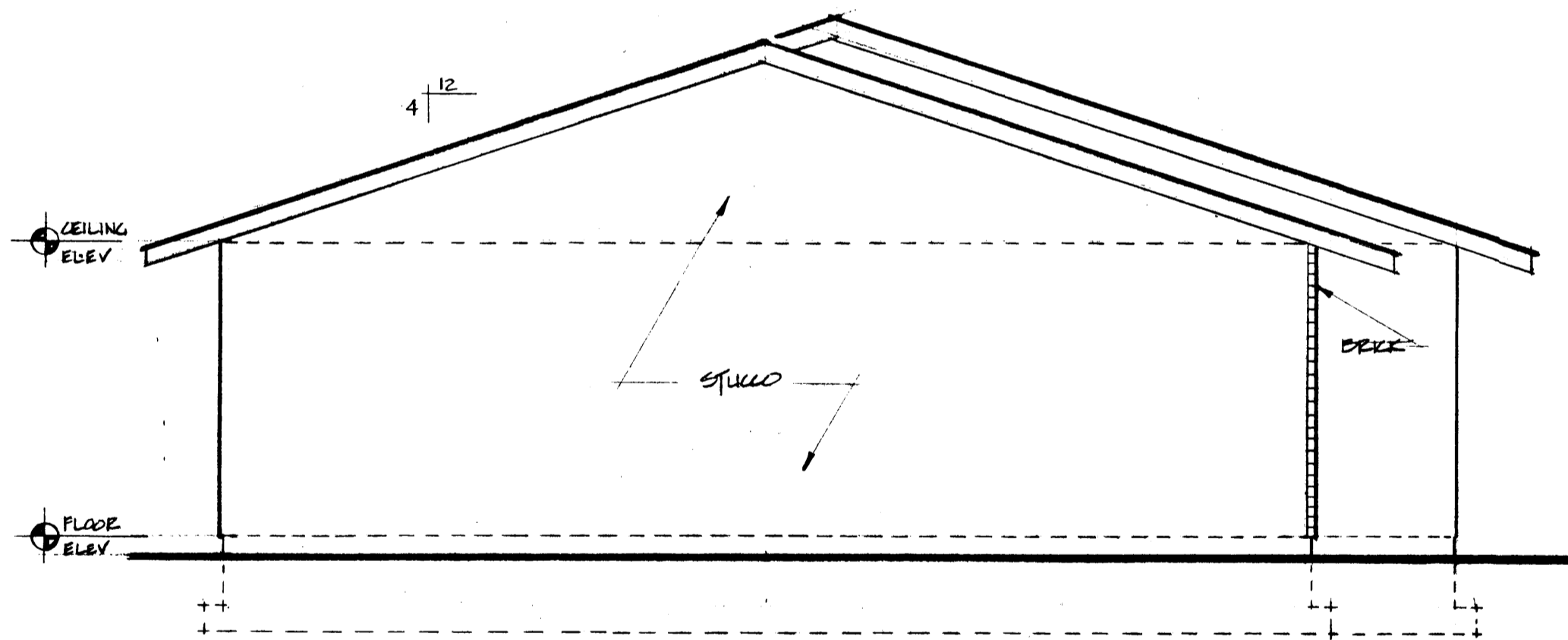


FLOOR PLAN  
 1/4" = 1'-0"

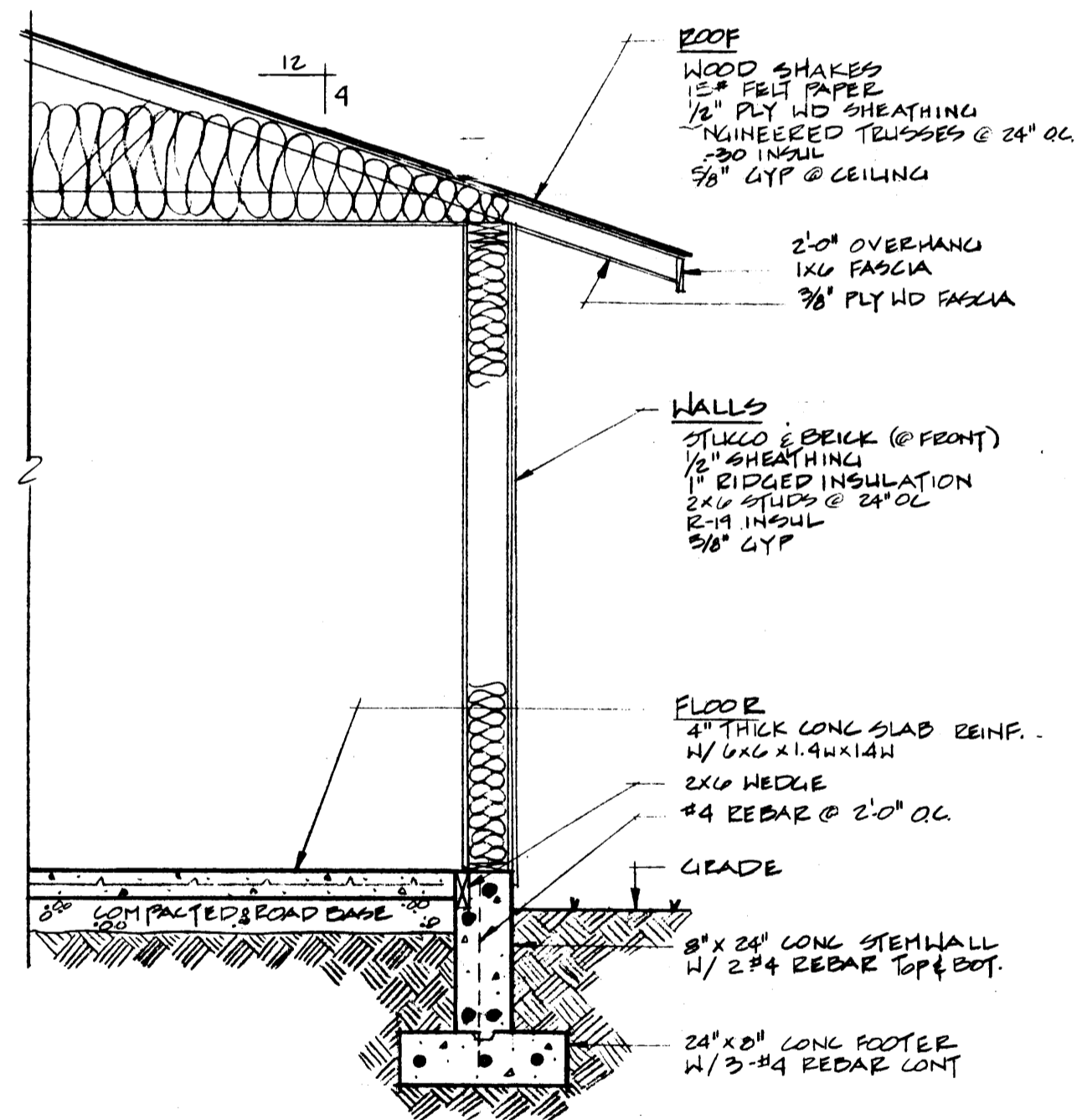
DRAWN BY	
DATE	7/88
REV	10/88
A 2	
SHEET 2 OF 4	



FRONT ELEVATION  
1/4" = 1'-0"

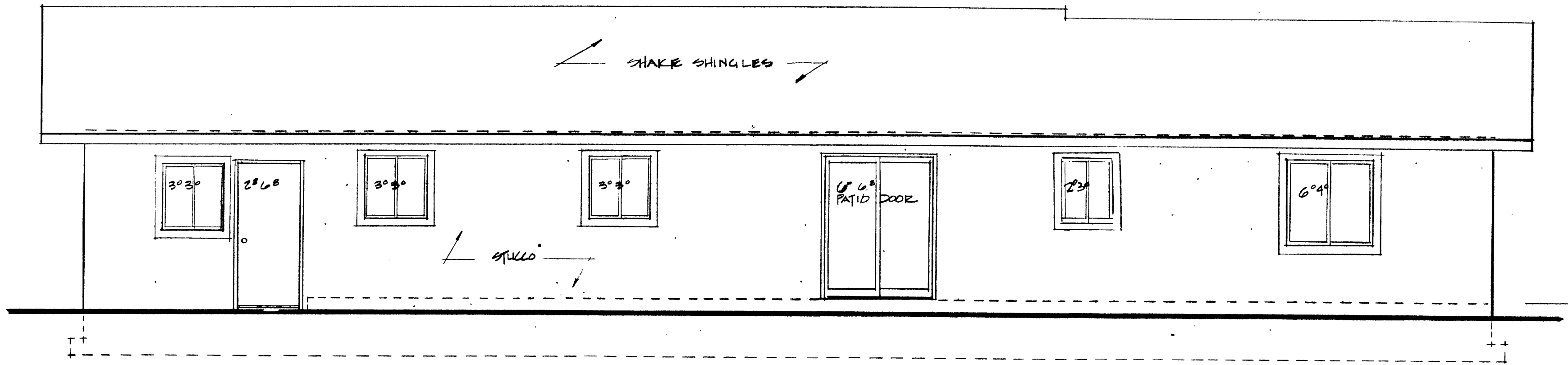


LEFT SIDE ELEVATION  
1/4" = 1'-0"

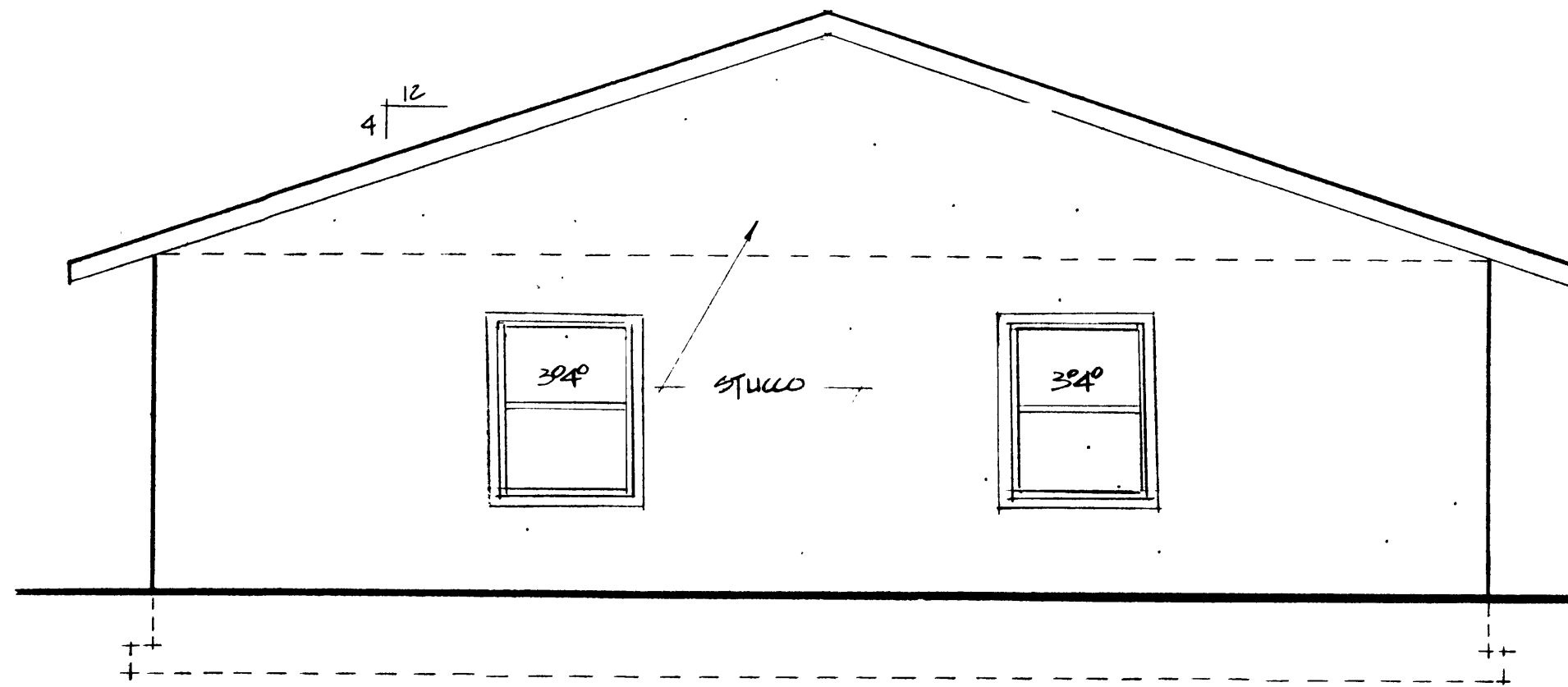


TYPICAL WALL SECTION  
1/2" = 1'-0"

DRAWN	DT
DATE	7/88
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A 3	
SHEET 3 OF 4	



REAR ELEVATION  
 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
 1/4" = 1'-0"

DRAWN BY	
DATE	7/88
REV	10/88
A4	
SHEET 4 OF 4	