

DATE SUBMITTED: 3/14/89

PERMIT # 32488

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 812 Manhattan Dr.

SQ. FT. OF BLDG: 18~~5~~<sup>94</sup>

SUBDIVISION: Paradise Hills

SQ. FT. OF LOT: Approx 24,746ft<sup>2</sup>

FILING # 6 BLK # 2 LOT # 11

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:  
2701-264-23-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
None

PROPERTY OWNER: L. George & Doris M. Platt

USE OF ALL EXISTING BUILDINGS:  
(To be Residential)

ADDRESS: 2710 Del Mar Ct. GidJet.

PHONE: 241 7988

DESCRIPTION OF WORK AND INTENDED USE:  
Single Residence

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: RSF-4

FLOODPLAIN: YES  NO

SETBACKS: F 45' S 7' R 30'

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 17

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

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 3/14/89

APPROVED BY: [Signature]

L. George Platt  
SIGNATURE

Homeowners Park

S 76° 45' - 50" E 184.30'

15' Utility Easement

30' ROW  
To be vacated  
Here on

Excavation of Basement and  
area to rear of house  
will fill this area to  
a new bluff line  
(Approximate)

Fill

Fill

Approximate Location of  
Top of Bluff

Garden

Cut

S Cut

Gravel Finish Grade  
820

Garage

House w/  
Basement

Paved  
Driveway

Sidewalk

Lawn

SE

WT

WC

N 63° - 10' - 32" W  
CH = 76.99'

S 76° - 45' - 50" E 43.11'

Mazatlan Dr.

Plot Plan  
812 Mazatlan  
Gr. Junction Co.  
George & Doris Platt  
New Residence  
Scale 1" = 20'  
March 1, 1989

ACCEPTED 3/14/89  
ANY CHANGES MUST BE  
APPROVED BY THE PLANNING  
DEPT.  
RECORDS SECTION  
LOCAL AND PROPERTY LINES

20'

425'

N 13° - 14' - 16" E 175'

15'

5'

5'

16'

16'

16'

16'

16'

16'

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N 40° - 29' - 46" E 209.13'

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