

DATE SUBMITTED: 7/10/89

PERMIT # 33466

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2325 E. Piazza

SQ. FT. OF BLDG: 1550

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 80 x 90

PLOTTING # 1 BLK # 1 LOT # 21

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

3945-011-36-021

PROPERTY OWNER: E. Cron + Parker Wolfe

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2325 East Piazza Pl.

proposed residential

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 OFFICE USE ONLY

ZONE: PR 8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 15 S 15 R 10

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 35'

CENSUS TRACT #: 10

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

TRAFFIC ZONE: 21

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

SPECIAL CONDITIONS: 15' between names

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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.)

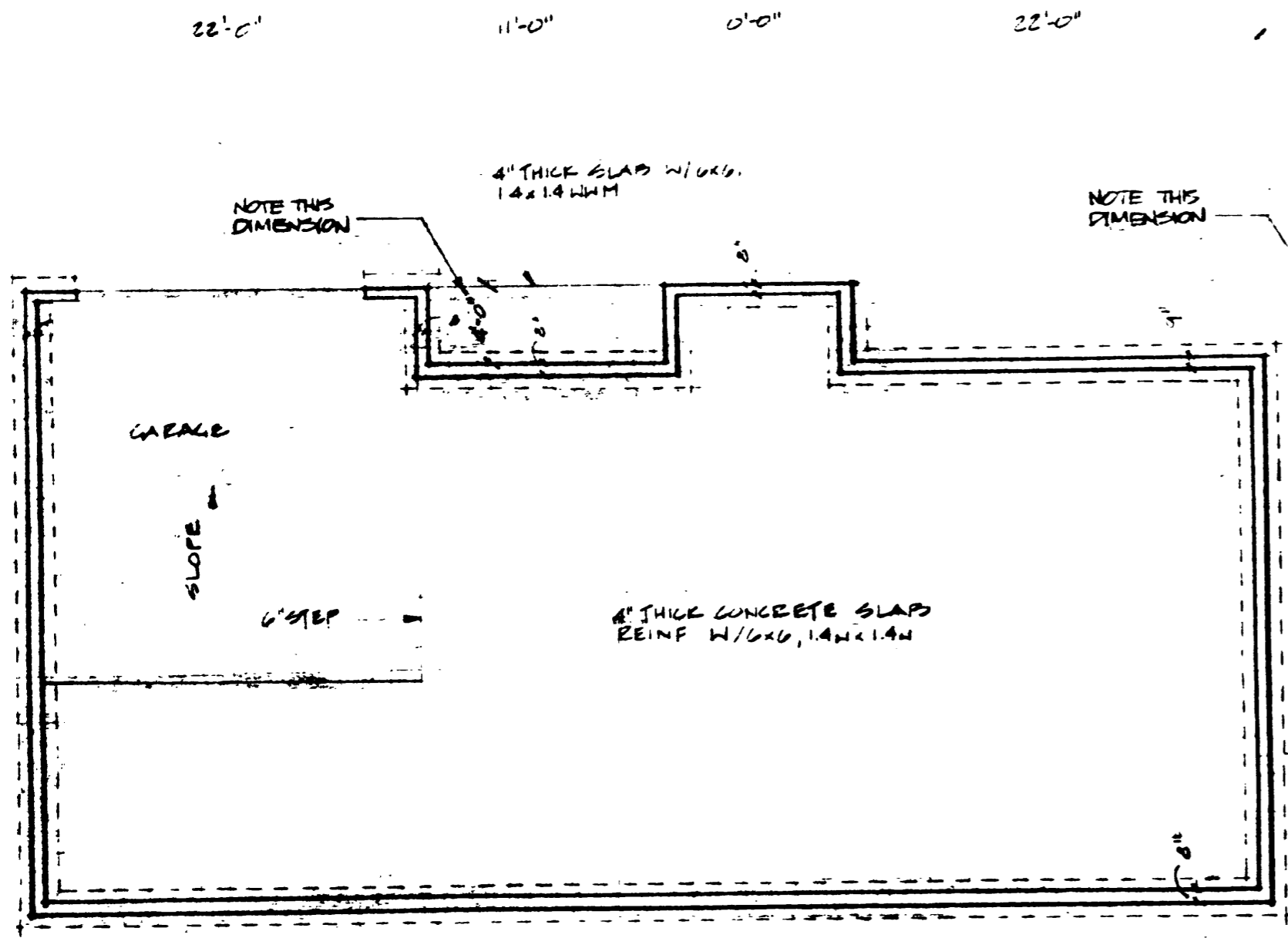
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 7/10/89

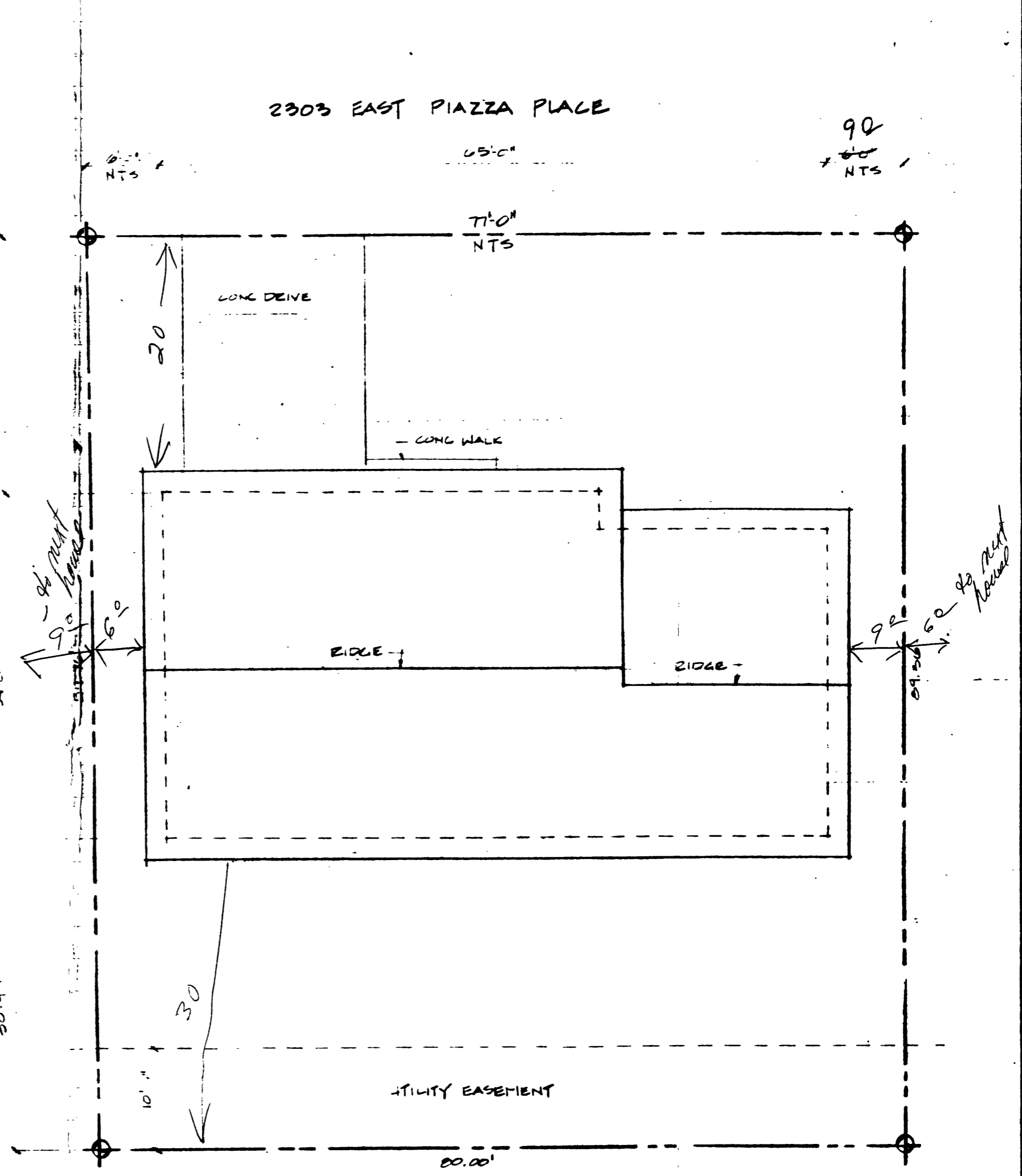
L. L. Benson  
SIGNATURE

APPROVED BY: Kathy Portner



**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 *RP* 7/10/89  
 ANY CHANGES OR DETRACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY IS TO PROPERLY  
 LOCATE ALL UTILITY EASEMENTS  
 AND PROPERTY LINES.

GRAND: PAULINE WOLFE HOUSE  
 LOT 21, BLOCK 1  
 CROWN HEIGHTS SUBDIVISION

DRAWN BY	
DATE	7/88
REV	10/88

**A1**