

DATE SUBMITTED: 4/10/89

PERMIT # 32683

FEE 45-00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2357 East Piazza Pl SQ. FT. OF BLDG: 1800

SUBDIVISION: Crown Heights SQ. FT. OF LOT: 9072

FILING # 1 BLK # 1 LOT # 24 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945 011 - 36024 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

PROPERTY OWNER: L L Benson USE OF ALL EXISTING BUILDINGS: single family

ADDRESS: 2303 East Piazza

PHONE: 241 0233

DESCRIPTION OF WORK AND INTENDED USE: build home 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

NE: PR-8

FLOODPLAIN: YES NO

SETBACKS: F 15 S 1 R 10

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: 15' between houses

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: 4/10/89

APPROVED BY: [Signature]

L L Benson
SIGNATURE

EAST PIAZZA

S. 77° 12' 31" E 90.99'

20.50'

N. 47° 31' 16" W

153.37'

150'

10' UTILITY EASEMENT

S. 00° 01' 19" W 125.6'

CROWN HEIGHTS SUBDIVISION
LOT 24, BLOCK ONE
MESA COUNTY, COLORADO

ACCEPTED 4/10/89 KGM
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



SITE PLAN

1" = 10'-0"