

DATE SUBMITTED: 4/17/89

PERMIT # 32865

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3986 South Piazza

SQ. FT. OF BLDG: 1974 Living 441 Garage

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 7804

FILING # 1st BLK # F LOT # 18

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-36-018

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
None

PROPERTY OWNER: Betty J. Schumann

USE OF ALL EXISTING BUILDINGS:  
N/A

ADDRESS: 3972 So. Piazza

PHONE: 243-7013

DESCRIPTION OF WORK AND INTENDED USE:  
One Family Dwelling

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: R8

FLOODPLAIN: YES  NO

SETBACKS: F 15 S 1 R 10

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: Driveway & garage

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: Lawn, etc.

SPECIAL CONDITIONS: Must maintain 15' between homes, lot to the east to be undeveloped

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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: 4/17/89

APPROVED BY: Kathy Portner

Betty J. Schumann  
SIGNATURE

