

DATE SUBMITTED: 4/23/90

PERMIT # 35684

FEE 500

3936 <sup>South Plaza</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2304 So. Seville Cir

SQ. FT. OF BLDG: 1685

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 7000+

FILING # 1 BLK # 2 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-37-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
none

PROPERTY OWNER: Elliott, Jerry

USE OF ALL EXISTING BUILDINGS:  
n/a

ADDRESS: 998 24 Rd Gr.Jct. CO

PHONE: 245-9434

DESCRIPTION OF WORK AND INTENDED USE:  
Const. s.f 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: PR 8

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

SPECIAL CONDITIONS: Maintain 15 feet between homes - Arch Committee shall be consulted

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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 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: 4-23-90

APPROVED BY: Linda Wetzel

[Signature]  
SIGNATURE

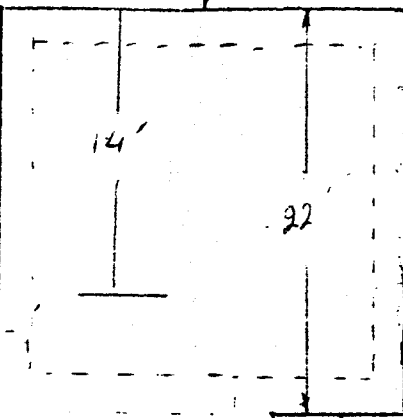
85.17

6.46

10'  
utility  
easement

35'

22'



22'

16'

36'

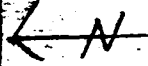
7'

27'6"

22'

SOUTH Soville Circle

80.16



17'



28'

9'

20'

74.48

PIAZZA

Engineered  
R 3

S/S Sh

ACCEPTED 4/22/50 *Law*  
 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.

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 62