

DATE SUBMITTED: 5-24-90

6/9/90

PERMIT # 36039

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2288 E. Piazza Place

SQ. FT. OF BLDG: 2500

SUBDIVISION: Pt ARMIGAN Estates

SQ. FT. OF LOT: 19,950

FILING # 1 BLK # 1 LOT # 18

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-40-018

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: Betty J. Schumann

USE OF ALL EXISTING BUILDINGS:
N/A

ADDRESS: 3986 So. Piazza

PHONE: 243-7013

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:
One family dwelling

FOR OFFICE USE ONLY

ZONE: PR-55-89

FLOODPLAIN: YES NO

SETBACKS: F 30' S 10' R 20'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: (see file)

CENSUS TRACT #: 10

PARKING SPACES REQ'D:

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS:

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: May 24, 1990

APPROVED BY: [Signature]

Betty J. Schumann
SIGNATURE

10' EASEMENT ALONG
BACK Property line

100'

12'

ACCEPTED 5-24-90 *RLS*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY MEASUREMENTS
AND PROPERTY LINES.

10' EASEMENT

10' EASEMENT

30'
TO PROPERTY
LINE

2288 E. Piazza Place

