

DATE

PERMIT # 37686

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2297 E. Piazza Pl

SQ. FT. OF BLDG: 1950

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: 7200

FILING # 1st BLK # 1 LOT # 19

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 37  
2945-011-019

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: Rufus Jones

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 446 1/2 Albrow Rd

Single Family

PHONE: 242-7303

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.

Single Family

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FOR OFFICE USE ONLY

file #16-79

ZONE: PR-8

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

SETBACKS: F 15' S 1' R 10'

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

MAXIMUM HEIGHT: 27'

CENSUS TRACT #: 10

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

TRAFFIC ZONE: 21

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

SPECIAL CONDITIONS: Architectural Review Committee Approval if required by covenants

No closer than 10' to existing house.

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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 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: 11/20/90

APPROVED BY: Kathy Portman

Rufus Jones  
SIGNATURE

