

DATE SUBMITTED: JUNE 1, 1990

PERMIT # 36037
FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2306 EAST PIAZZA PL.

SQ. FT. OF BLDG: 1800

SUBDIVISION: Parmigan Estates

SQ. FT. OF LOT: 20000 +

MAILING # 1 BLK # 1 LOT # 20

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-46-030

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
none

PROPERTY OWNER: L.L. Benson

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 2357 East Piazza

PHONE: 241-0233

DESCRIPTION OF WORK AND INTENDED USE:
build new houses

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

ZONE: PR-55-89

FLOODPLAIN: YES NO

SETBACKS: F 30' S 10' R 20'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: _____

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 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.)

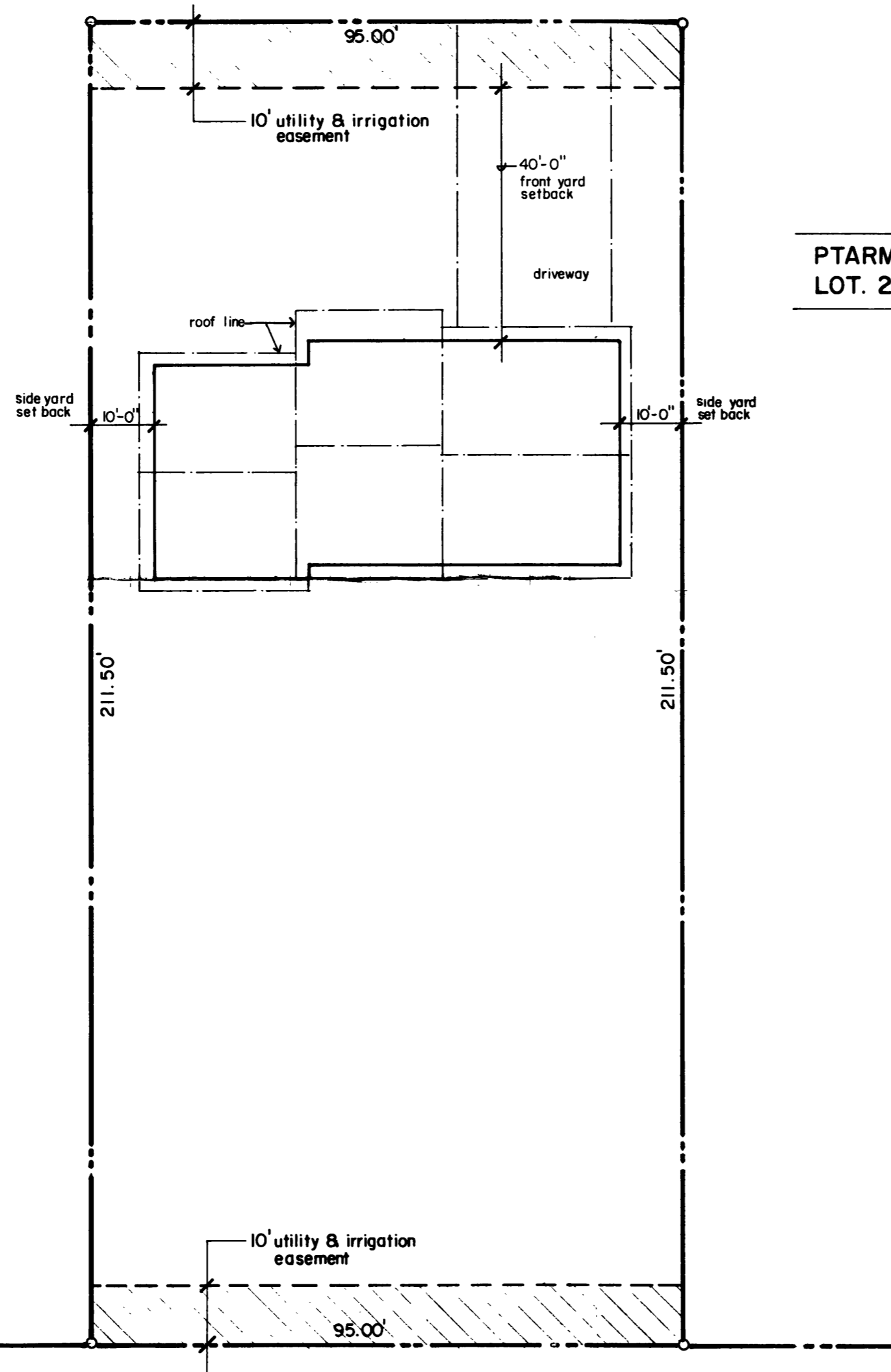
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: June 1, 1990
APPROVED BY: [Signature]

[Signature]
SIGNATURE

EAST PIAZZA PLACE



PTARMIGAN ESTATES
LOT. 20 / .46 acres

ACCEPTED 6-1-90 [Signature]
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.

PLOT PLAN

1" = 20'-0"



NORTH [Handwritten arrow pointing up]

EAST PIAZZA PLACE

RESIDENTIAL
Drafting
SERVICES

House plans / Remodels
Jerry Brown ph. 464 7759