

DATE SUBMITTED: Nov. 6, 1990

PERMIT # 37365

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2350 E. Piazza Pl

SQ. FT. OF BLDG: 1800

SUBDIVISION: ~~Cross Heights~~ Ptarmigan Estates

SQ. FT. OF LOT: .44 acre

FILING # 1 BLK # 1 LOT # 21

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-46-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: L.L. Benson

USE OF ALL EXISTING BUILDINGS:
single family homes

ADDRESS: 2357 East Piazza Pl.

PHONE: 241-0233

DESCRIPTION OF WORK AND INTENDED USE:
New Home

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 10 S 10 R 20

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: —

SPECIAL CONDITIONS: * As per approved site plan & building envelope #55-89

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.)

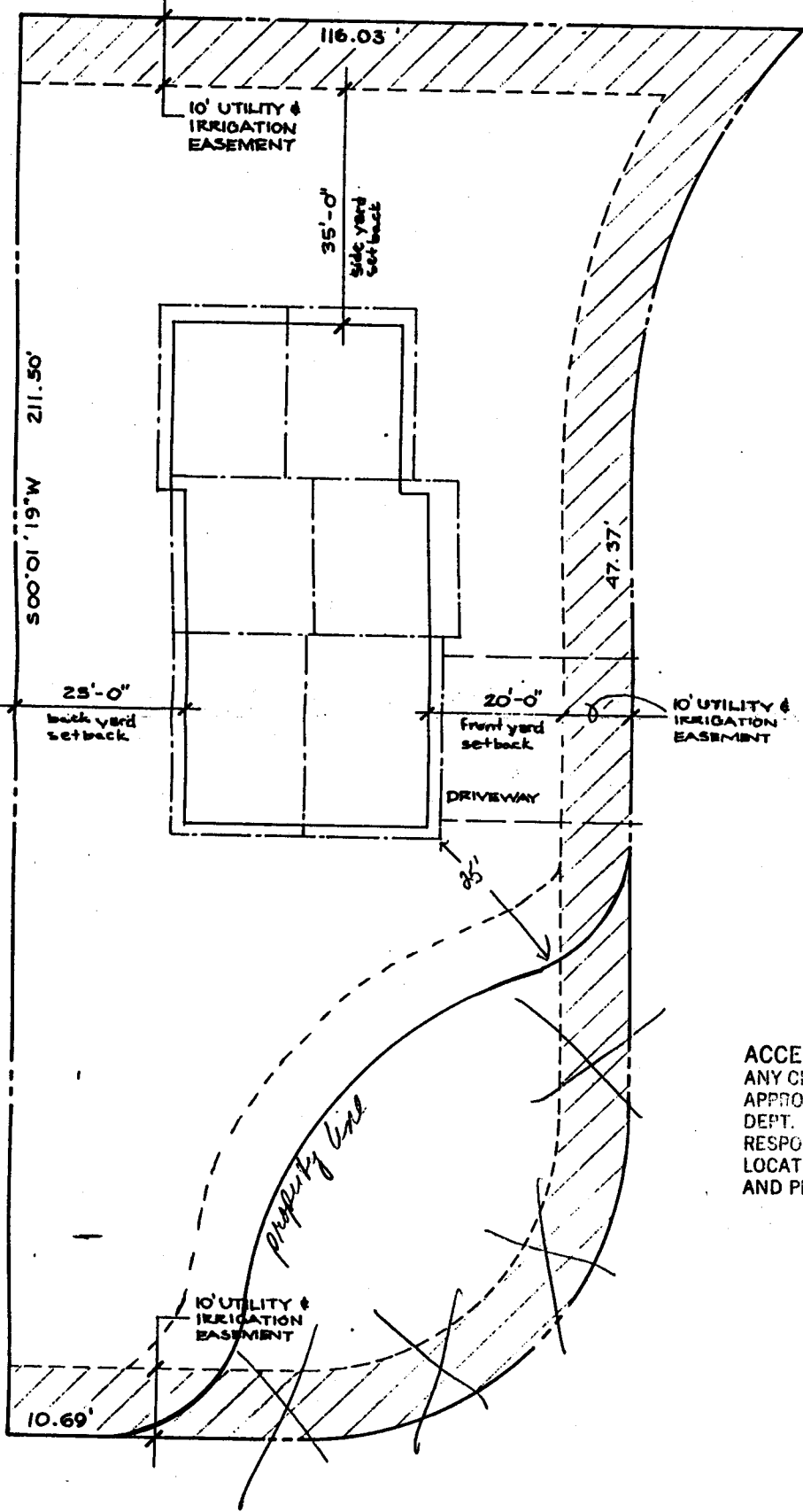
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 11/6/90

APPROVED BY: Kathy Fortner

L.L. Benson
SIGNATURE



PTARMIGAN ESTATES
 LOT. 21 / .46 acres

PLOT PLAN
 1" = 20'-0"

ACCEPTED *RP 11/6/90*
 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.

EAST PIAZZA PLACE