

DATE SUBMITTED: Aug. 27, 1991

PERMIT NO. 39619

FEE \$ 500

*PAID*

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2370 East Piazza

SQ. FT. OF BLDG: 2150

SUBDIVISION: Ptermigan Estates

SQ. FT. OF LOT: .43 acre

FILING NO. 1 BLK NO. 1 LOT NO. 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: \_\_\_\_\_  
(NOT ISSUED YET)

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER: L.L. Benan

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2357 East Piazza Pl.

DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

TELEPHONE: 241 0233

**SUBMITTALS REQUIRED:** Two 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: FRONT 20'

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

SIDE 15' REAR 40'

CENSUS TRACT: 10

MAXIMUM HEIGHT \_\_\_\_\_ *per file*

TRAFFIC ZONE: 21

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

SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

*Don M... [Signature]*

*L.L. Benan [Signature]*

Department Approval  
8-28-91  
Date Approved

Applicant Signature  
8-27-91  
Date

\*\*\* Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

ptarmigan e  
BLOCK ONE

3  
LOT 3 / 0.43 acres

ACCEPTED *[Signature]* 8279  
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.

