

DATE SUBMITTED: 7-19-91

PERMIT NO. 39288

FEE \$ 5⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2380 E piazza SQ. FT. OF BLDG: 2600
 SUBDIVISION: Platinum Estates SQ. FT. OF LOT: 3.58 Acres (Lot 1)
 FILING NO. ___ BLK NO. ___ LOT NO. 1 .NO. OF FAMILY UNITS: 1
 TAX SCHEDULE NO: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE
 OWNER: Cappa & Benson USE OF EXISTING BUILDINGS: N/A
 ADDRESS: 2357 East Piazza
 TELEPHONE: 141 0233 DESCRIPTION OF WORK AND INTENDED USE: Build Residential (single family)

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ONE PR -55-89 FLOODPLAIN: YES ___ NO ___
 SETBACKS: FRONT ___ GEOLGIC HAZARD: YES ___ NO ___
 SIDE ___ REAR ___ AS per PLAN File # CENSUS TRACT: 10
 MAXIMUM HEIGHT ___ TRAFFIC ZONE: 21
 LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: This is for lot 6 of the replat of Lot 1 when it is recorded. Right now it is still Lot 1

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).

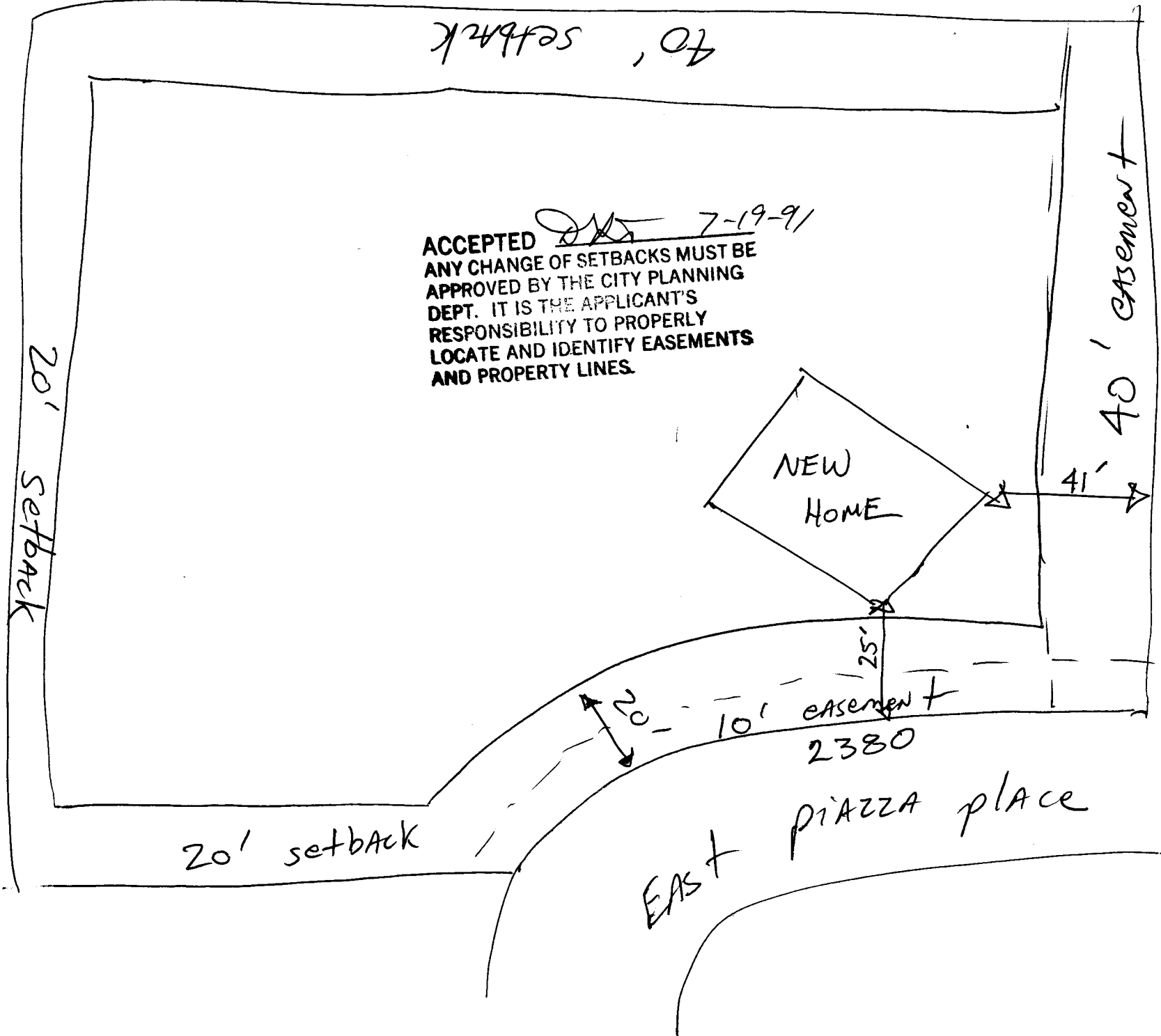
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

[Signature]
 Department Approval
7-19-91
 Date Approved

[Signature]
 Applicant Signature
7-19-91
 Date

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



ACCEPTED *DM* 7-19-91
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.

40' setback

20' setback

40' easement

41'

NEW HOME

25'

10' easement
2380

20' setback

EAST PIAZZA PLACE