

DATE SUBMITTED: April 11, 1991

PERMIT # 38491

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 4001 Parmigan ~~St~~ SQ. FT. OF BLDG: 2992

SUBDIVISION: Parmigan Estates Piazza SQ. FT. OF LOT: 11,890

FILING # 1 BLK # 1 LOT # 16 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-011-46-016 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

PROPERTY OWNER: Betty J. Schumann USE OF ALL EXISTING BUILDINGS: N/A

ADDRESS: 2288 E. Piazza Pl. PHONE: 243-7013

DESCRIPTION OF WORK AND INTENDED USE: one Family Dwelling 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 S R per plan

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: AS per plan

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 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: 4-11-91

APPROVED BY: [Signature]

Betty J. Schumann
SIGNATURE

