

DATE SUBMITTED: 5-1-92

PERMIT NO. 41683

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3979 South Piaggio Lane SQ. FT. OF BLDG: 5200

SUBDIVISION Crown Heights SQ. FT. OF LOT: 7940

FILING # 1 BLK # 3 LOT # 2 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 011-38002 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER Robert + Virginia Scott USE OF EXISTING BUILDINGS:

ADDRESS 2700 S. Road

TELEPHONE: 241-4940 DESCRIPTION OF WORK AND INTENDED USE:

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

FOR OFFICE USE ONLY

ZONE PR-8 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 15' GEOLOGIC HAZARD: YES _____ NO X

DE 10' REAR 10' CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32' PARKING REQ'MT Must have 2 car garage

LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS:

Must be signed off by Architectural Review Committee

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).

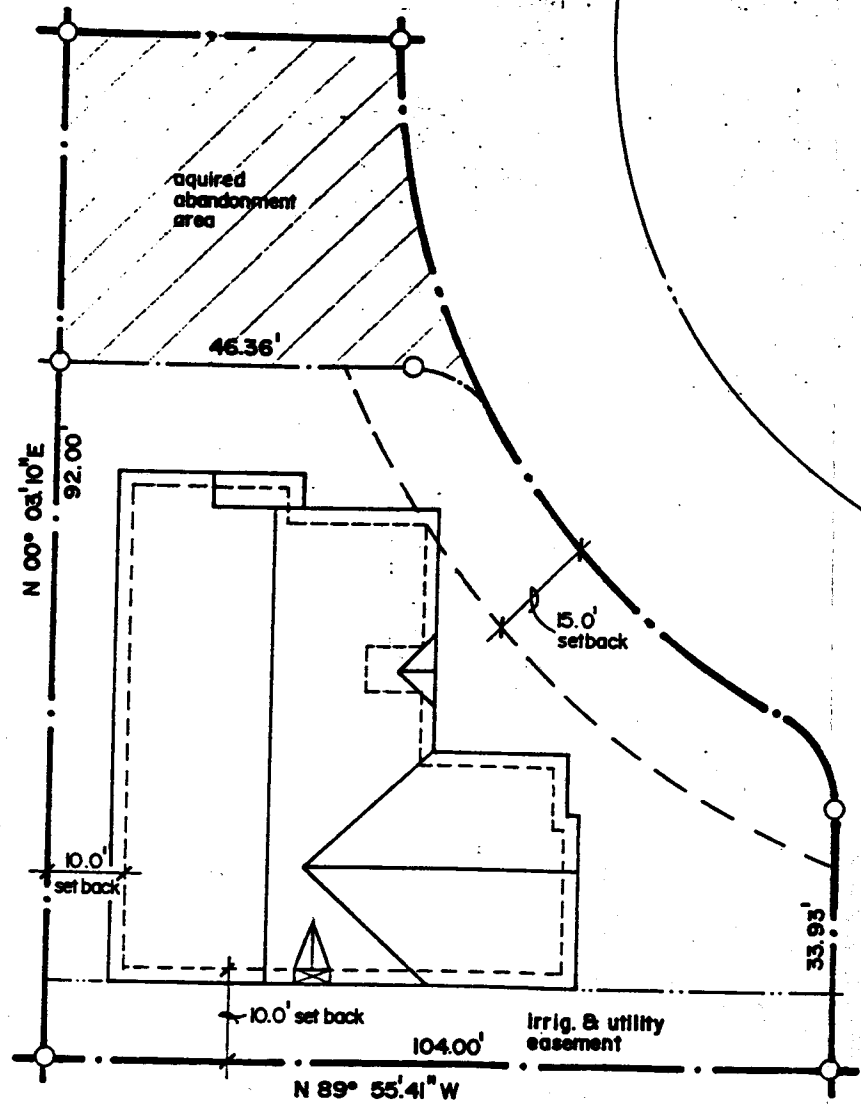
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

M. Pate
Department Approval
5-1-92
Date Approved

L. L. Benson
Applicant Signature
5-1-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



CROWN Hts.
 [REDACTED]
 Lot 2 / Block 3
 7940 sq. ft.

S. Piazza Lane

ACCEPTED *MP 5-1-92*
 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.

SITE PLAN
 1" = 20'-0"

