

DATE SUBMITTED: 4/15/82

PERMIT NO. 41571 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3915 S. Piazza

SQ. FT. OF BLDG: 1664

SUBDIVISION Crown Heights

SQ. FT. OF LOT: 6020

FILING # 1 BLK # 5 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-011-40-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: —

OWNER Joe Mallegos

USE OF EXISTING BUILDINGS: —

ADDRESS 417 Chicwick

DESCRIPTION OF WORK AND INTENDED USE: new residence

TELEPHONE: 434-6711

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

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FOR OFFICE USE ONLY

ZONE PR-8

FLOODPLAIN: YES — NO X

SETBACKS: FRONT 15 on S. Seville

GEOLOGIC HAZARD: YES — NO —

SIDE 1 REAR 10

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT —

PARKING REQ'MT 2 off-street

LANDSCAPING/SCREENING REQUIRED: —

SPECIAL CONDITIONS:

*may not encroach on any easements  
Requires approval by Architectural Control 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.

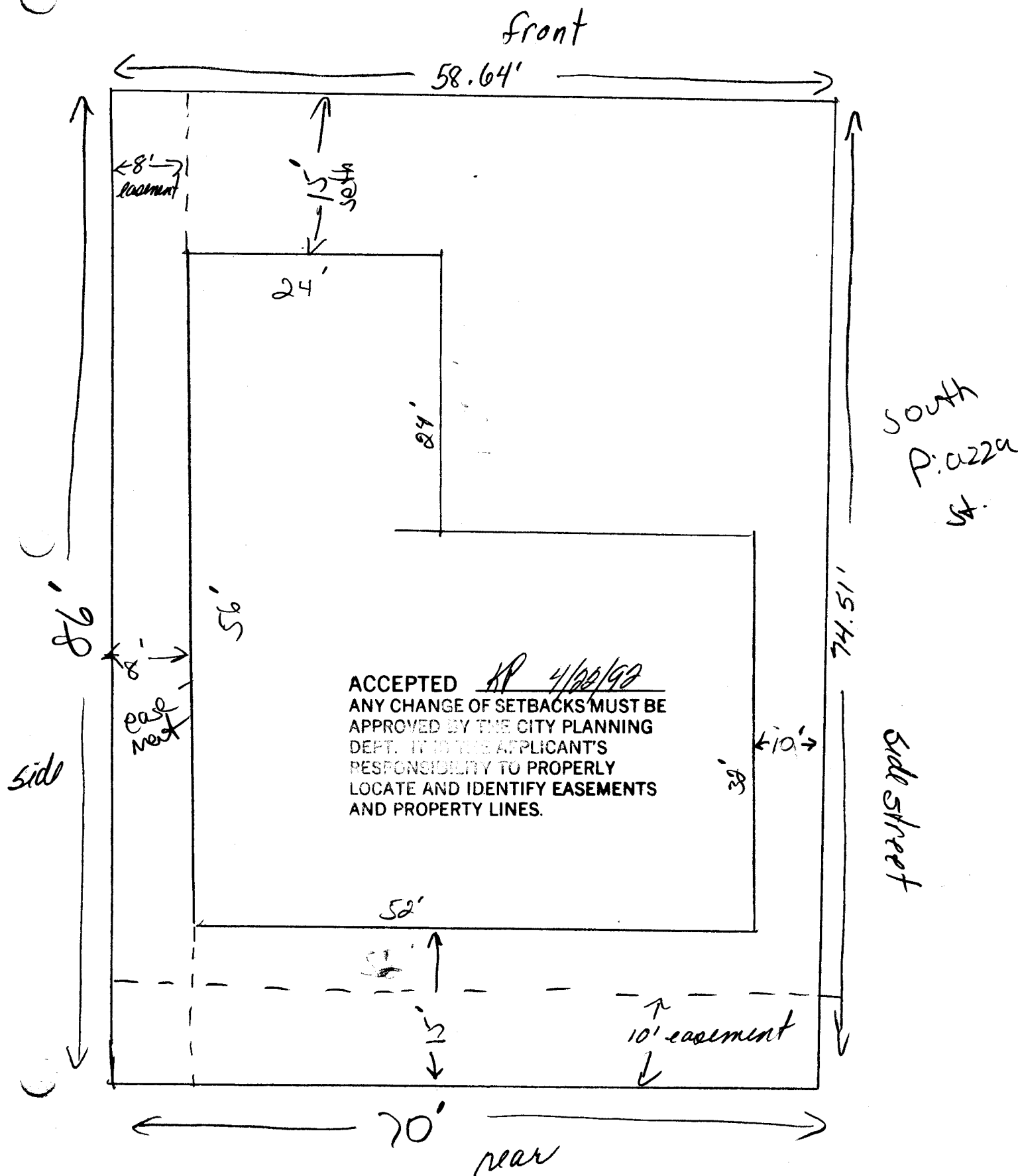
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kathy Portman  
Department Approval  
4/22/82  
Date Approved

Joe Mallegos  
Applicant Signature  
4/22/82  
Date

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

# South Seville



ACCEPTED KP 4/22/92  
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.

CROWN HEIGHTS HOME OWNERS ASS.

April 17, 1992

Mr. Jose Gallegos  
417 Chiswick Way  
Grand Junction, Co.

Dear sir:

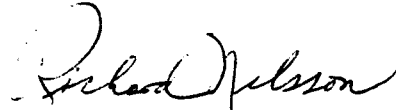
The plans for your new home which were submitted to the architectural committee in March of this year have been approved by the committee. The location is to be on the lot at the southwest corner of Piazza and Cortland.

S. Ev. 112 M.C

The committee has suggested and you have agreed that brick wainscott on the north wall of the house be extended to include the east wall of the house which parallels Piazza.

Any deviation from the plans as presented which would change the external appearance of the house must be presented to the architectural committee.

Sincerely.



Richard Nilsson

president