

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2340 Cypress Court

SQ FT OF BLDG: 2108

SUBDIVISION: Spring Valley

SQ FT OF LOT: 15,000

FILING # 6 BLK # 15 LOT # 27

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-31-027

NUMBER OF BUILDING ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Grand Valley Homes

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ADDRESS: 1401 W. 1<sup>st</sup> Street

USE OF ALL EXISTING BUILDINGS:

PHONE: 241-2536

N/A

DESCRIPTION OF WORK AND INTENDED USE:  
Build Single Fam Residence

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FOR OFFICE USE ONLY  
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ZONE: RSF-5

FLOOD PLAIN: YES  NO

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: 50'

CENSUS TRACT NUMBER: 10

MAXIMUM HEIGHT: 32'

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

PARKING SPACES REQUIRED: 2

LANDSCAPING/SCREENING: N/A

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE ~~PLANNING~~ 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.

Richard G. Schubert  
SIGNATURE

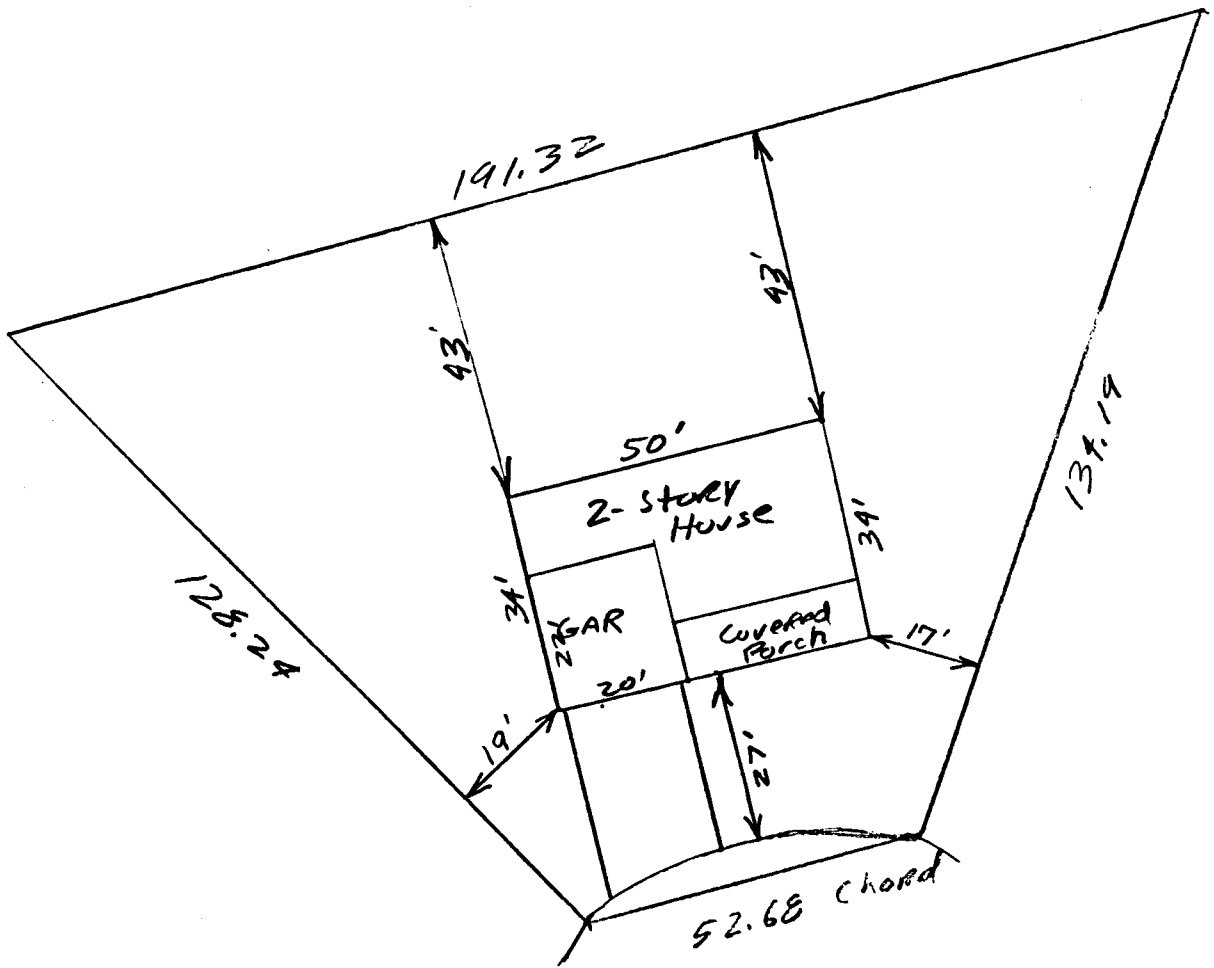
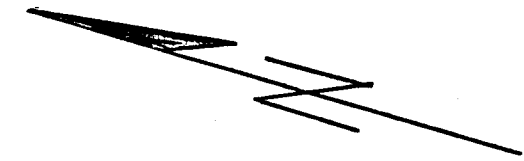
DATE APPROVED: 1-26-83

APPROVED BY: Here

**GRAND VALLEY DEVELOPMENT CORP.**  
Residential and Construction Management  
**GRAND VALLEY HOMES**

Richard G. Schubert  
President

1401 N. 1st Street  
Grand Junction, CO 81501



2340 Cypress Court

Lot 27 Block 15  
Pheasant Run;  
Spring Valley Filling #6

Scale: 1" = 30'