

DATE SUBMITTED: 10-2-86

PERMIT # 26307

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3715 APPLEWOOD STREET

SQ. FT. OF BLDG: 2317

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: IRREGULAR

FILING # 6 BLK # 19 LOT # 1

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:
#2945-011-32-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: RONALD L. & DEBORAH M. WARREN

USE OF ALL EXISTING BUILDINGS:
N/A

ADDRESS: 636 HORIZON DRIVE #401 GRAND JCT., CO 81506

PHONE: 245-4081

DESCRIPTION OF WORK AND INTENDED USE:
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

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: RSF-5

FLOODPLAIN: YES NO ✓

SETBACKS: F 45' S 5' R 25'

GEOLOGIC HAZARD: YES NO ✓

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: *Variance #06-5 approved rear yard from 25' to 12 1/2'

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: 10-2-86

APPROVED BY: Mike [Signature]

Ronald L. Warren
SIGNATURE