

DATE SUBMITTED: Sept. 10, 1986

PERMIT # 26224

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3720 Applewood

SQ. FT. OF BLDG: 1875

SUBDIVISION: Pheasant Run, Spring Valley

SQ. FT. OF LOT: 12400

FILING #      BLK # 15 LOT # 31

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:     

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:     

PROPERTY OWNER: Elliott

None

ADDRESS: P O Box 2942

USE OF ALL EXISTING BUILDINGS:     

PHONE: 245-9434

N/A

DESCRIPTION OF WORK AND INTENDED USE:     

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Construct a single family residence

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### 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: 2

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

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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.

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: Sept. 10, 1986

APPROVED BY: Karl G. Madgen

Jerry Elliott  
SIGNATURE

89.60'

10' UTILITY EASEMENT

74

144.13

13

70' ±

40' ±

30' ±

7' ±

126.74

30

CH = 32.68'

CH = 62.56'

APPLEWOOD STREET

ADDRESS: 3720 APPLEWOOD

LEGAL: Lot 31, BIK 15 Ph... ant Ru. Spring Valley