

DATE SUBMITTED: 12-23-86

PERMIT # 27237

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3520 Pendergrass Way

SQ. FT. OF BLDG: 2800

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: ±100' X 144'

FILING # 6 BLK # 7 LOT # 16

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-33-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: Charles A. Russell

USE OF ALL EXISTING BUILDINGS:

ADDRESS: Box 9345 Grand Jct

PHONE: 245-5677

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

DESCRIPTION OF WORK AND INTENDED USE:
build new residence - Ranch with half-basement

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES NO X

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS:

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 (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 AN 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 RESUL IN LEGAL ACTION.

DATE APPROVED: 12-23-86

[Signature]
SIGNATURE

APPROVED BY: [Signature]

Charles A. Rissell
3520 Ponderosa Way to 781K16

