

DATE SUBMITTED: 2-13-87

PERMIT # 27084

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3805 Applewood Street

SQ. FT. OF BLDG: 1900

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 8000+

FILING # 6 BLK # 17 LOT # 11

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-34-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
none

PROPERTY OWNER: Jerry Elliott

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P O Box 2942 81502

NA

PHONE: 245-9434

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 single family residence

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**FOR OFFICE USE ONLY**

ZONE: RSF-5

FLOODPLAIN: YES  NO

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: AS Per  
COVENANTS of Spring Valley

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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 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 RESULT IN LEGAL ACTION.

DATE APPROVED: 2-13-87

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

Address: 3805 Applewood St.

Legal Desc: Lot 11 Block 17 Pheasant Run, Spring Valley Fil No 6

