

DATE SUBMITTED: 13 March 1987

PERMIT # 27211

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3745 Elderberry Circle

SQ. FT. OF BLDG: 1608

SUBDIVISION: Spring Valley Pheasant Run

SQ. FT. OF LOT: 10400 approx

FILING # 6 BLK # 17 LOT # 10

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-34-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
None

PROPERTY OWNER: Elliott Construction  
Jerry Elliott

USE OF ALL EXISTING BUILDINGS:  
NA

ADDRESS: P O Box 2942

PHONE: 245-9434

DESCRIPTION OF WORK AND INTENDED USE:  
construct 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.

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**FOR OFFICE USE ONLY**  
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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: 2

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

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.)

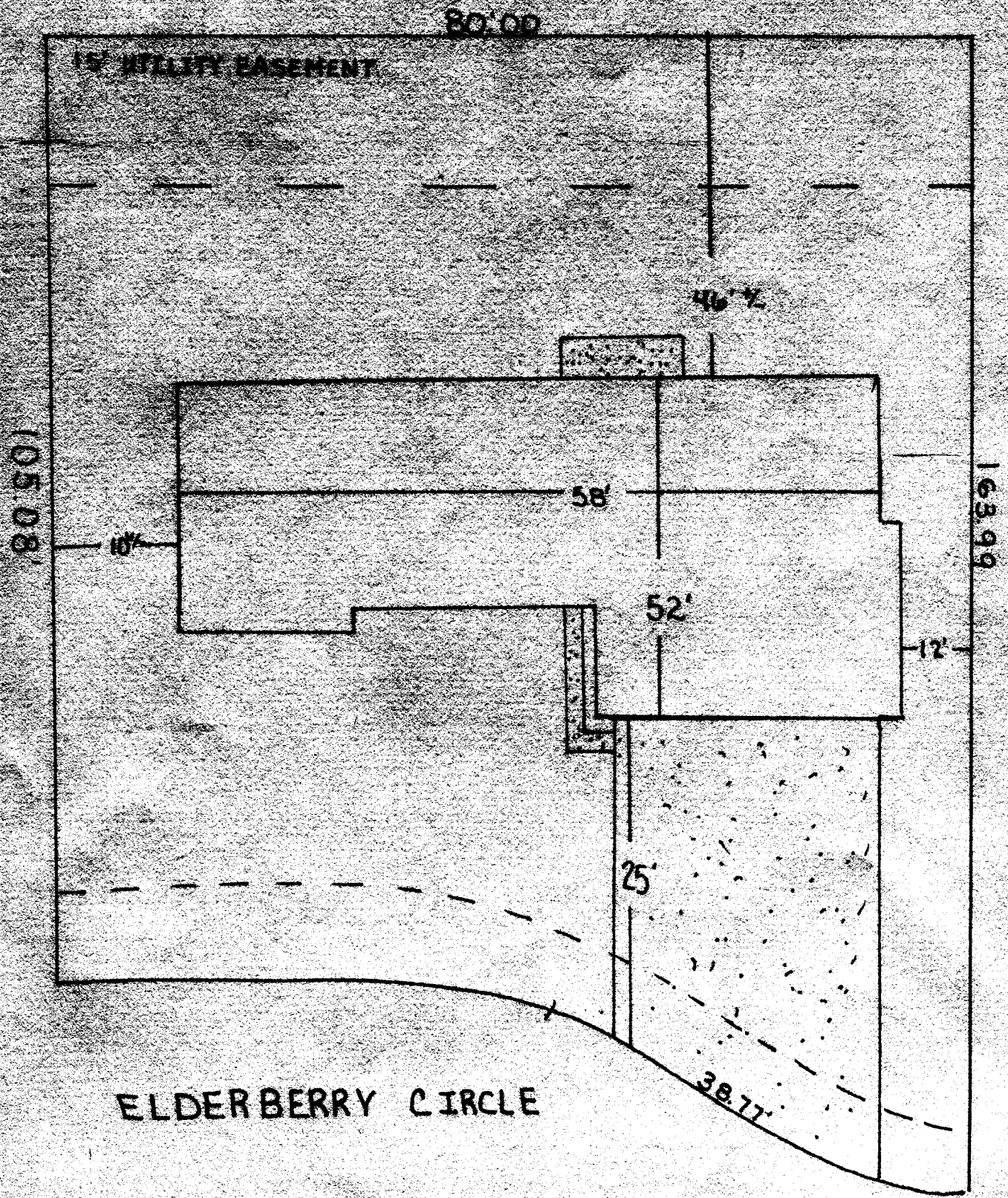
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 13 MAR 87

APPROVED BY: Karl Metzner

Jerry Elliott  
SIGNATURE



3745 Elderberry Circle  
Lot 10 BK 17 Pheasant Run Spring Valley Fil #6  
2945-011-04-010

Jerry Elliott - Elliott Construction