

DATE SUBMITTED: 9-21-87

PERMIT # 08757

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

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3625 PONDEROSA WAY

SQ. FT. OF BLDG: 2045 + 6A1.

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: 10,285 APPROX

FILING # 6 BLK # 17 LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2995-011-34017

NONE

PROPERTY OWNER: ROO-SHERI SUNDHHEIM

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1033 LAKESIDE DR. G.J. 81506

NONE

PHONE: 243-0597

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.

SINGLE FAM. RESIDENCE

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### FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES  NO

SETBACKS: F 20 S 5 R 16'

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

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

TRAFFIC ZONE: 21

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

SPECIAL CONDITIONS: AS Per

Variance #87-8 To Vary

rear yard setback from 25' to 16'

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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.

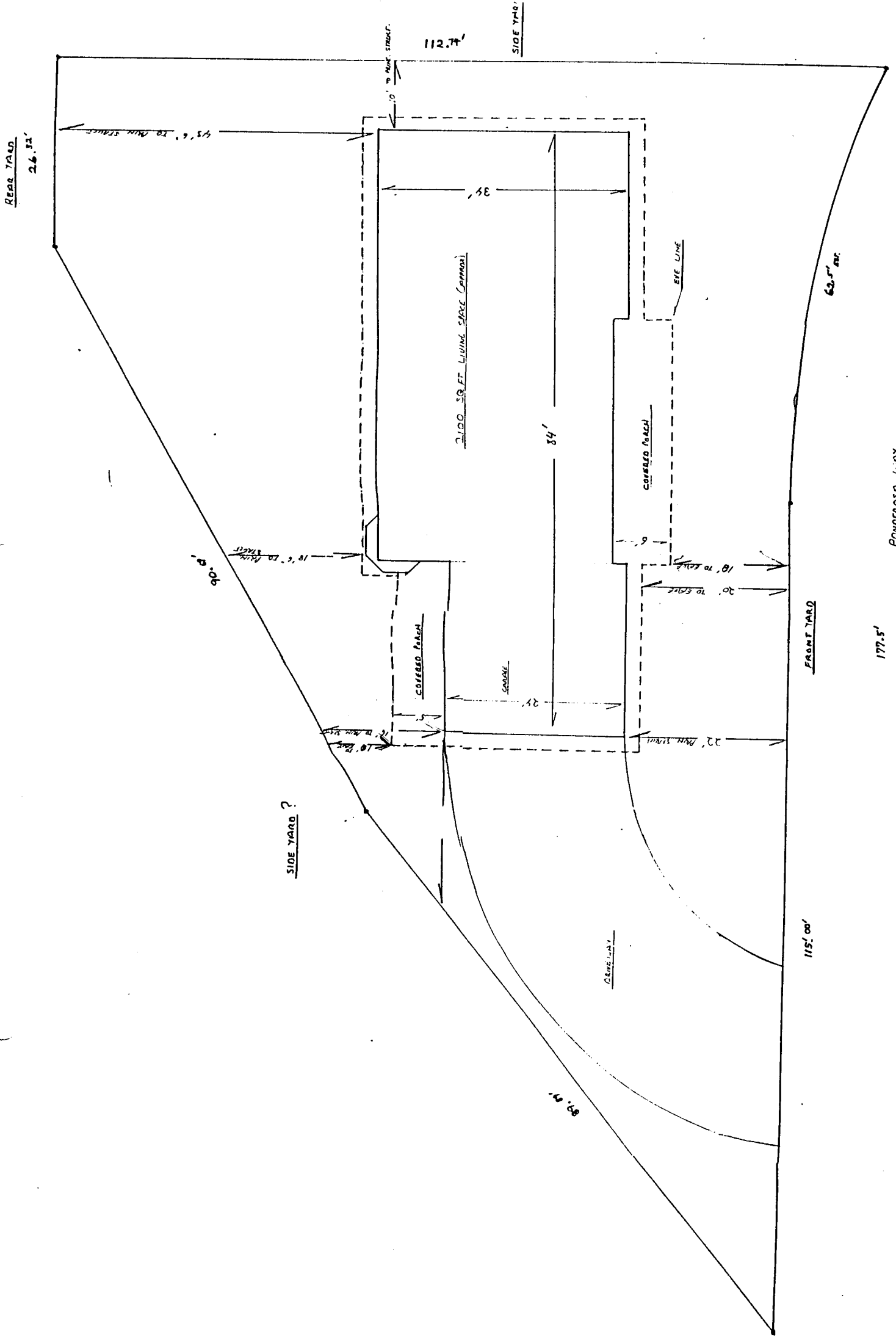
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9-21-87

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

87.5



PONDREOSA WAY  
 LOT 4, BLK 17, FIRST ADDITION TO  
 AURORA SUB. S. 1/4, T. 10N, R. 10E

177.5'