

DATE SUBMITTED: 11/19/87

PERMIT # 29 219

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3640 SENNA WAY

SQ. FT. OF BLDG: 2500 3100

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: 100 x 100

FILING # 6 BLK # 14 LOT # 9

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:
2945-011-30-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: SHERMAN STRAW

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1841 ELM

PHONE: 241-3213

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:
NEW SINGLE FAMILY RESIDENCE

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: —

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: —

SPECIAL CONDITIONS: 10' easement

Check with home owners association concerning design.

along E, ⁵ & N property lines

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: 11/19/87

APPROVED BY: Kathy Portman

David Hoffman
SIGNATURE

BEECHWOOD

45'
R.O.W.

SENNA

3640
SENNA

45' R.O.W.

25'

5'

