

DATE SUBMITTED: 11-3-88

PERMIT # 31708

FEE # 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3630 SENNA WAY

SQ. FT. OF BLDG: 252

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: _____

FILING # 6 BLK # 14 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-30-008

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Bruce J. MERTEZ

USE OF ALL EXISTING BUILDINGS:
Home

ADDRESS: 3630 SENNA WAY

PHONE: 243-2211

DESCRIPTION OF WORK AND INTENDED USE:
Room Addition

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

FOR OFFICE USE ONLY

ZONE: Rsf-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' R 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: MUST BE

Approved by Arch. Committee
Spring Valley

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.

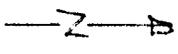
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11-3-88

APPROVED BY: Guido Weber

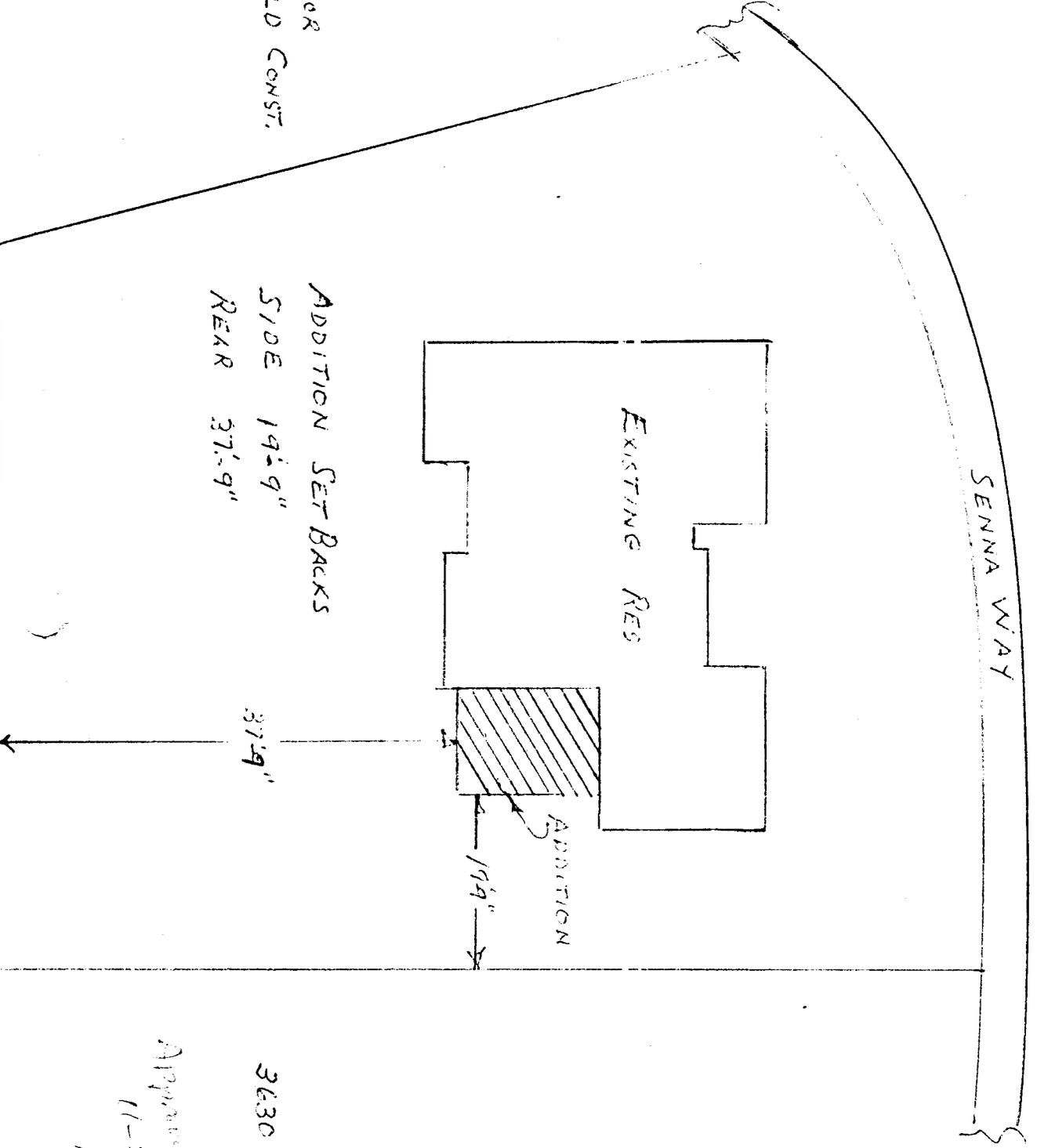
Bruce J. Mertes
SIGNATURE

3630 SENNA WAY
LOT 8, BLOCK 14, PHEASANT RUN
SPRING VALLEY FILING No. 6.



11-3-88

SENNA WAY



CONTRACTOR
HILGEMFIELD CONST.

ADDITION SET BACKS
SIDE 19'9"
REAR 37'9"

ADDITION

3630 SENNA WAY

Approved City Council

11-3-88

LSJ

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