

DATE SUBMITTED: 9-18-89

PERMIT # 34028

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2210 ELDERBERRY

SQ. FT. OF BLDG: 1700 ±

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: _____

FILING # 6 BLK # 13 LOT # 45

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-31-045

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: JIM REILLY

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 646

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
NEW SINGLE FAMILY RESIDENCE

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

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: _____
Must meet Arch. Committee
requirements

SPECIAL CONDITIONS: 2 Front yards
on Street sides - 20' from prop line

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.)

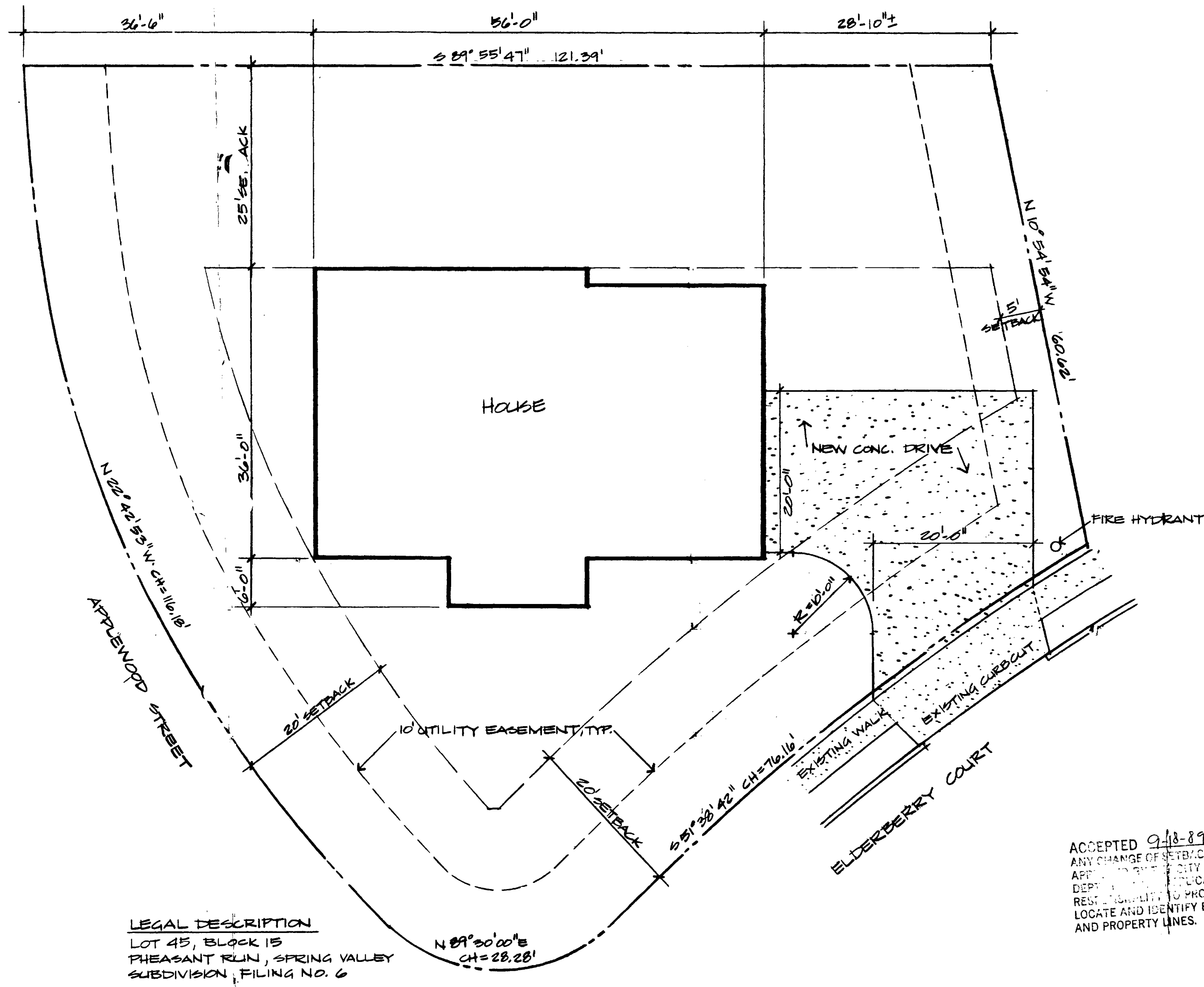
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9-18-89

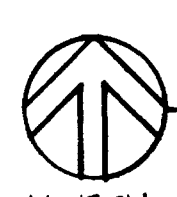
APPROVED BY: Amie Witzel

David Hoffman
SIGNATURE



LEGAL DESCRIPTION
 LOT 45, BLOCK 15
 PHEASANT RUN, SPRING VALLEY
 SUBDIVISION, FILING NO. 6
 GRAND JCT, CO

ACCEPTED 9-18-89 *LMW*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. CLIENTS
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

 **SITE PLAN**
 1" = 10'-0"
 NORTH

RESIDENCE FOR MR. & MRS. JIM REILLY GRAND JCT, CO	BUILT BY MOUNTAIN HIGH ENTERPRISES P.O. BOX 1452 GRAND JCT, CO 243-9564	SHEET 1 OF 4 SEPT. 17, 1989
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