

DATE SUBMITTED: 1/30/89

PERMIT # 32206

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3610 SENNA

SQ. FT. OF BLDG: 1787

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: _____

FILING # 6 BLK # 14 LOT # 7

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-30-007

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: DAVID HOFFMAN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 1452

PHONE: 3-9564

DESCRIPTION OF WORK AND INTENDED USE:
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

NE: Rsf-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' PL 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 Architectural 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.)

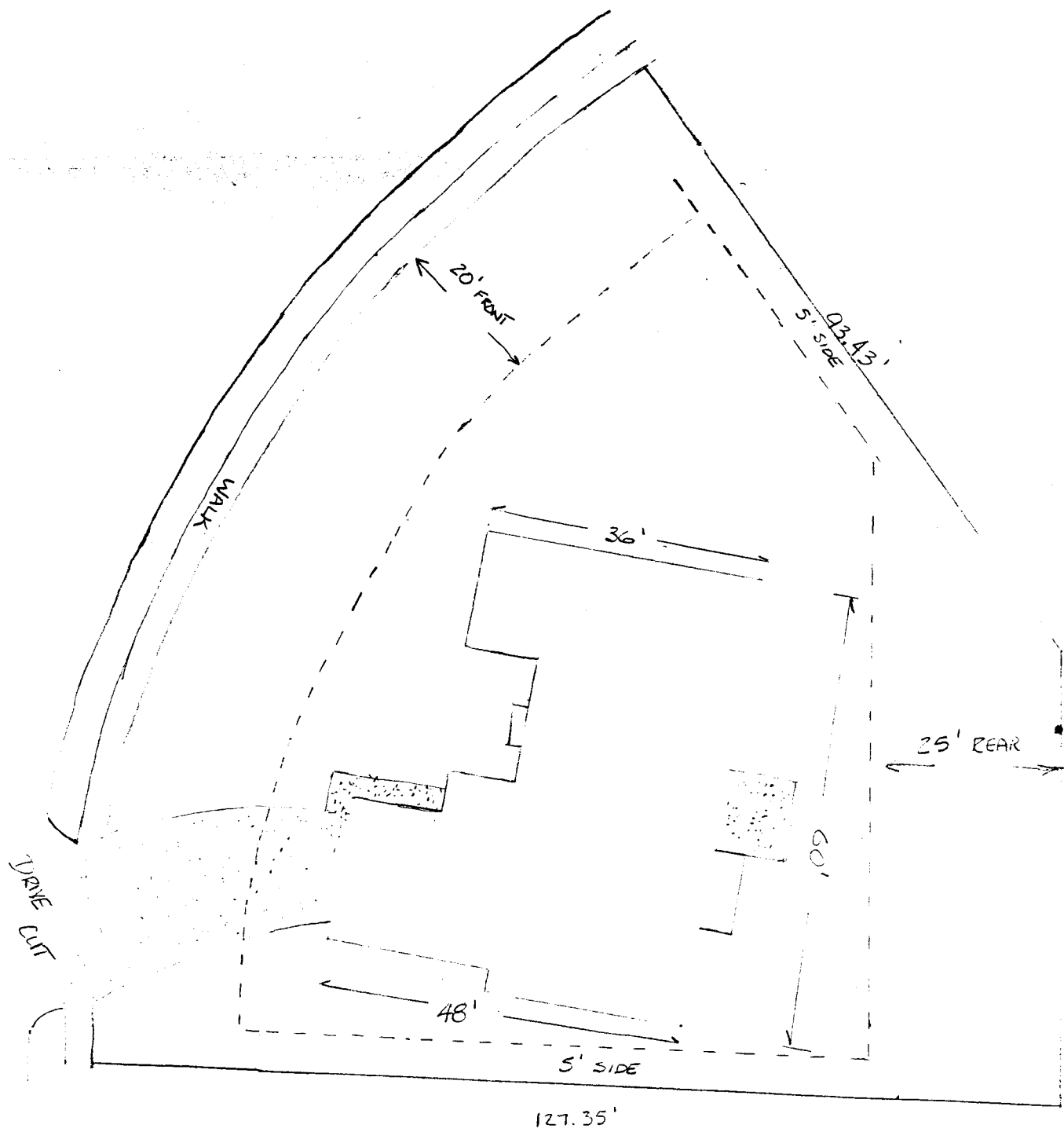
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 1-30-89

David Hoffman
SIGNATURE

APPROVED BY: Janice Witzel



SCALE 1" = 20'

ACCEPTED 4-30-09 *hw*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.