

DATE SUBMITTED: 12/15/89

PERMIT # 34816

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3922 S. Smille Circle

SQ. FT. OF BLDG: 2080

SUBDIVISION: Grand Heights

SQ. FT. OF LOT: 6359

FILING # 1 BLK # 1 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
994501136008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: Samara Dukhany

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2812 Main Ave., E.J.

NA

PHONE: 243-8944

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:

Construct new single family residence

FOR OFFICE USE ONLY

ZONE: RSE5 PR8

FLOODPLAIN: YES NO

SETBACKS: F 15' S 5'1" R 25'10"

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: 15' between homes

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: 12/15/89

APPROVED BY: B. Burlington

Samara Dukhany
SIGNATURE

Dee Development, Inc. presents
- plot plan w/ house lay-out
1 Square = 2.5', All sizes approximate
Refer to Exhibit A for Floor Plan
Model C 1550

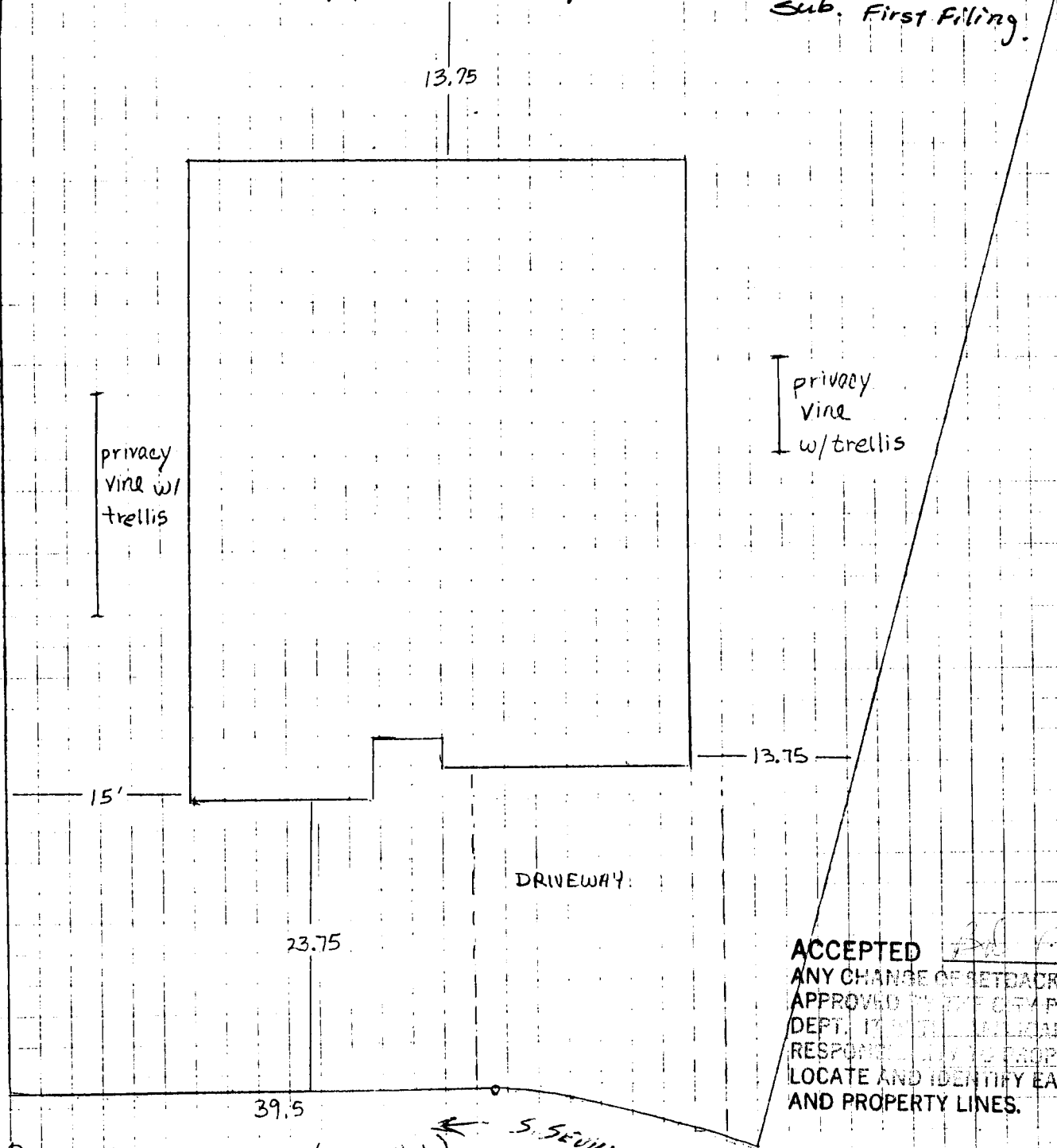
OCTOBER 10, 1989

Apple tree
○

Utility Box

3922 S. Seville Circle, G.J. CO 81526 / Lot 8-Blk 1-Crown Heights

Sub. First Filing.



DRIVEWAY

ACCEPTED
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.

Roof: 1st Option - Tile (Dark Red)
2nd Option - Cedar Shake

Exterior Walls: Stucco (White)
Cedar Trim

Landscape: Desert
w/ small lawn in rear & front sections
flower garden front/back