

DATE SUBMITTED: 3-20-90

PERMIT # 35476

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3825 APPLEWOOD

SQ. FT. OF BLDG: 2,570

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: 12,062

FILING # 6 BLK # 17 LOT # 13

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-012 ~~34-013~~

0

PROPERTY OWNER: STANLEY SELIGMAN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3026 PATTERSON

PHONE: 434-1030

DESCRIPTION OF WORK AND INTENDED USE:

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

NEW RESIDENCE

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: 2

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: Architectural

Review 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.

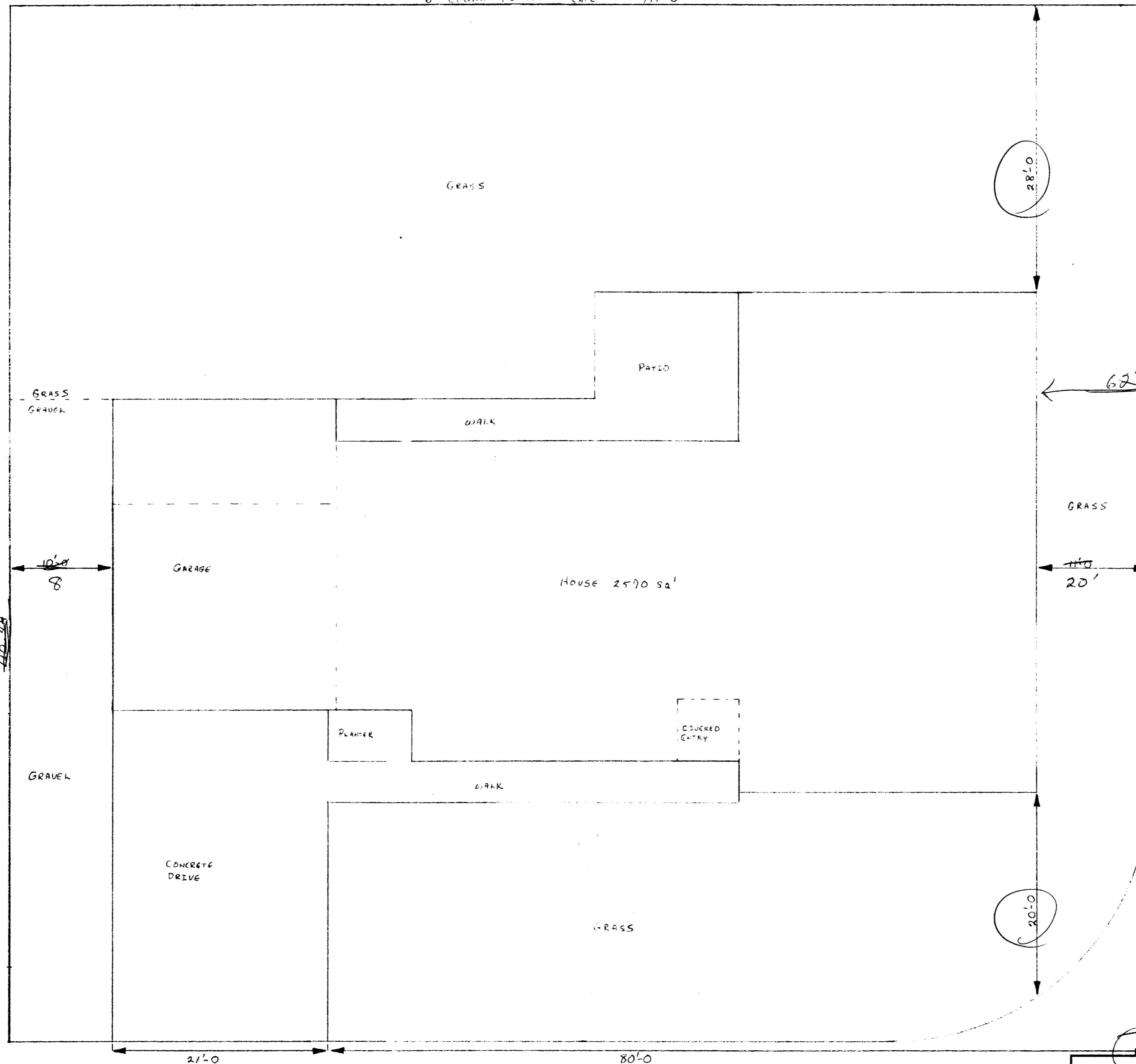
DATE APPROVED: 3/28/90

APPROVED BY: [Signature]

[Signature]
SIGNATURE

3/28/90 Kelly

6' CEDAR PICKET FENCE 111'-0"



100.47

49.48

GRASS GRAVEL

GRAVEL

GARAGE

CONCRETE DRIVE

GRASS

PATIO

WALK

House 2570 sq'

PLANTER

COVERED ENTRY

WALK

GRASS

GRASS

FIRESTONE FENCE

CORTLAND

APPLEWOOD

3825 APPLEWOOD SPEC HOUSE 2570 SQ FT.		SCALE	DRAWN BY
2945-012-34-013		1/8" = 1'	R. HILGENDORF
LOT 13 BK 17 FILE # 6		REVISOR	
DATE	APPROVED BY	DRAWING NUMBER	
3-14-90		1/6	



Hilgenfeld Construction
 FOR ALL YOUR BUILDING NEEDS
 P.O. Box 1131 • 683 25 Road
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