

DATE SUBMITTED: 1-22-90

PERMIT # 34954

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3710 ELDERBERRY

SQ. FT. OF BLDG: 1740

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: _____

FILING # 6 BLK # 19 LOT # 6

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-011-32-006

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Jerry Elliott

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 998 24 RD

PHONE: 945-9434

DESCRIPTION OF WORK AND INTENDED USE:

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

Housing

FOR OFFICE USE ONLY

ZONE: Rsf-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 20^{45'} 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 meet

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.)

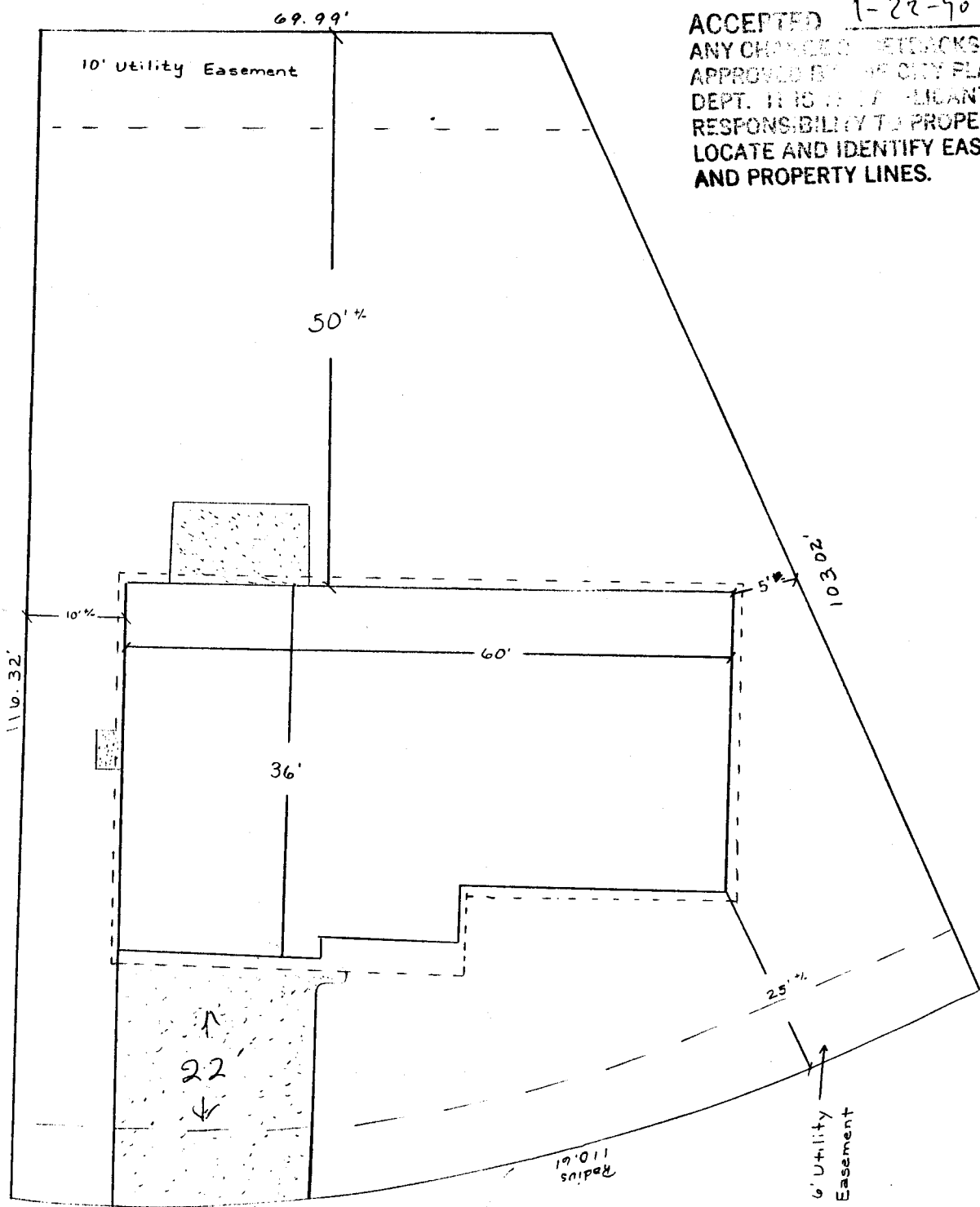
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 1-22-90

APPROVED BY: Sandra Wetzel

Jerry Elliott
SIGNATURE



ACCEPTED 1-22-90 LAW
 ANY CHANGES TO NETWORKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

3640 Elderberry Circle
 Lot 6 Block 19
 Pheasant Run, Spring Valley #6