

DATE SUBMITTED: MARCH 2, 1990

PERMIT # 35272  
FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3615 Senna Way

SQ. FT. OF BLDG: 416

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: \_\_\_\_\_

FILING # 6 BLK # 15 LOT # 12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-31-012

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Dennehy

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3615 Senna Way

housing

PHONE: 245 2163

DESCRIPTION OF WORK AND INTENDED USE:  
Addition on house

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

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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: \_\_\_\_\_

SPECIAL CONDITIONS: Architectural  
Review Committee

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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.)

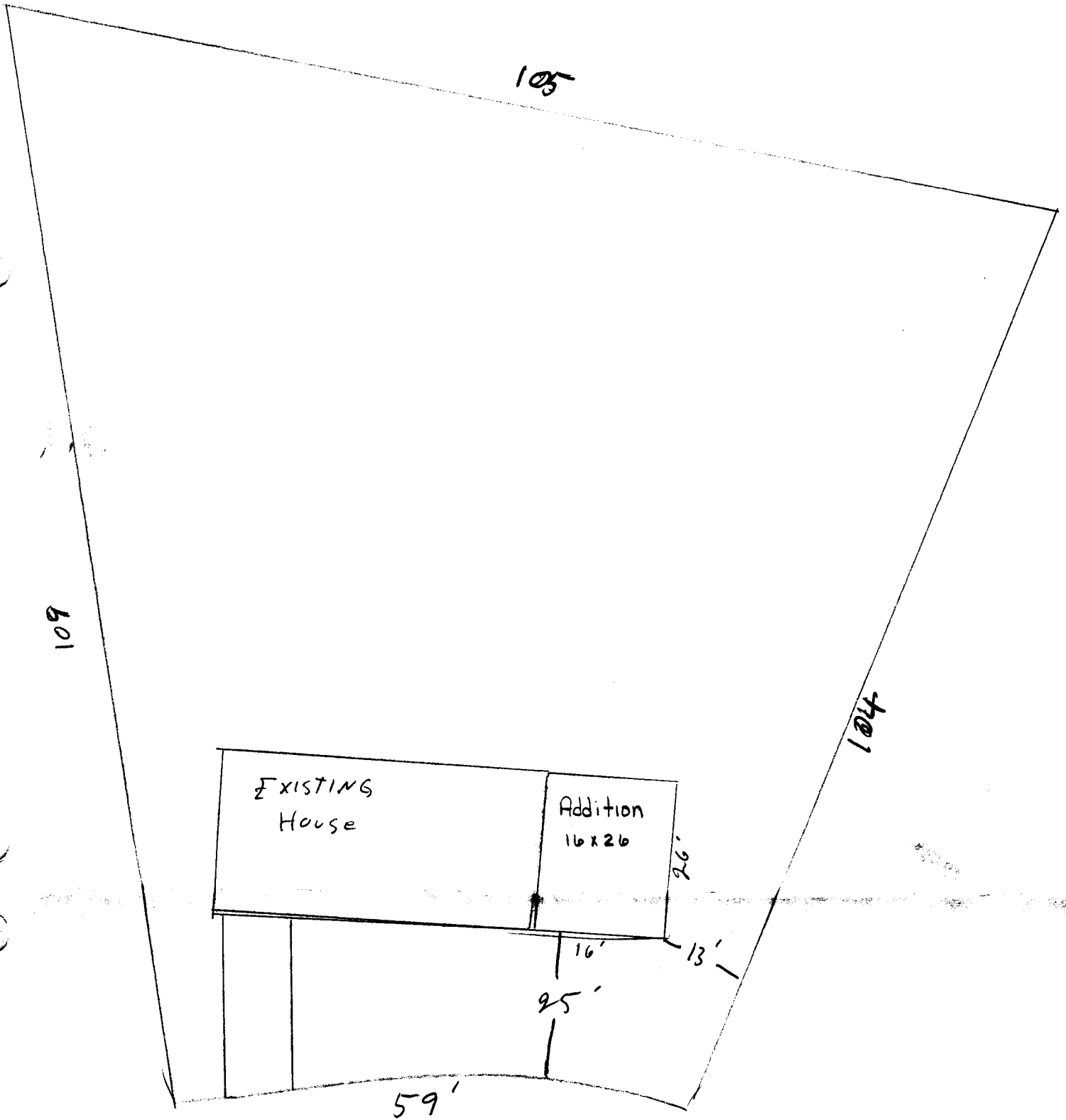
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: MARCH 2, 1990

APPROVED BY: [Signature]

[Signature]  
SIGNATURE



3615 Senna way  
Dennehy Residence

ACCEPTED 3-2-90 *DX*  
 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.