

DATE: 6/4/91

PERMIT #                     

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 2285 N. Seville Cr

SQ. FT. OF BLDG: 1876 sq ft

SUBDIVISION: Crown Nts

SQ. FT. OF LOT: 6763 sq ft

FILING # 1 BLK # 2 LOT # 10

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-37-010

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: Jerry Elliott

USE OF ALL EXISTING BUILDINGS:

ADDRESS: PO Box 2942

Single family

PHONE: 245-9434

DESCRIPTION OF WORK AND INTENDED USE:  
Single family dwelling

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: PR 8 File #16-79

FLOODPLAIN: YES            NO X

SETBACKS: F 15' S 1' R 10'

GEOLOGIC HAZARD: YES            NO X

MAXIMUM HEIGHT:           

CENSUS TRACT #: 10

PARKING SPACES REQ'D:           

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: as per Architectural Review Committee

SPECIAL CONDITIONS: must have approval from Architect. 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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

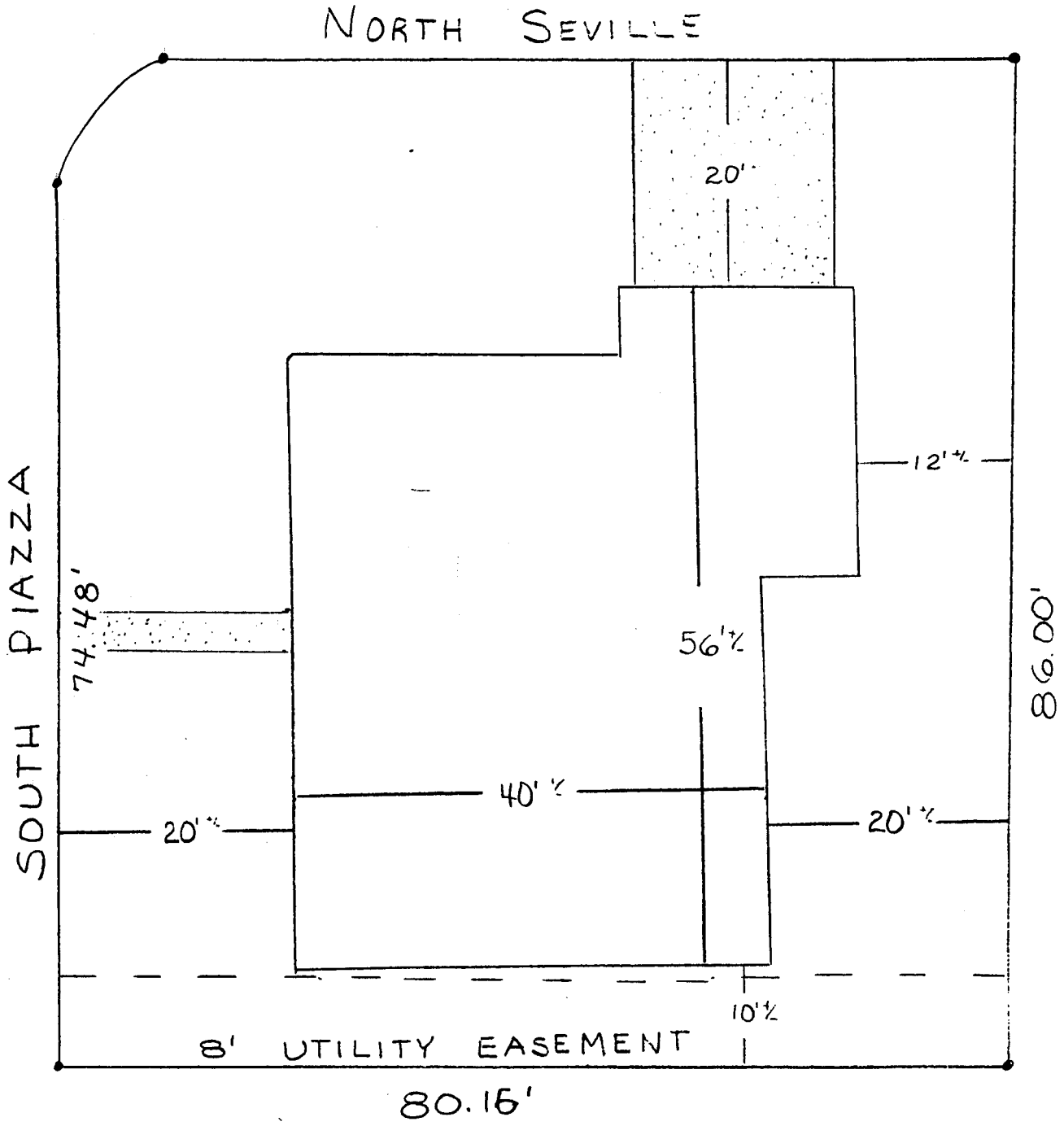
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

APPROVED: 6/4/91

[Signature]  
SIGNATURE

APPROVED BY: B. Paulson

ACCEPTED BP 6/4/91  
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.



2285 N. SEVILLE CIRCLE  
LOT 10 BLOCK 2 CROWN HTS. - 1ST FILING  
6763 #  
(ELLIOTT) 2945-011-37-010