

DATE SUBMITTED: April 23, 1992

PERMIT NO. 41699 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3535 Applewood

SQ. FT. OF BLDG: 1640 sq ft

SUBDIVISION Pheasant Run Spring Valley

SQ. FT. OF LOT: 10,480 sq ft

FILING # 6 BLK # 16 LOT # -3

NO. OF FAMILY UNITS: one

TAX SCHEDULE # 2945-012-33-013

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER Stan Seligman

USE OF EXISTING BUILDINGS: none

ADDRESS 3026 F Road

DESCRIPTION OF WORK AND INTENDED USE: residence

TELEPHONE: 434-1030

REQUIRED: Two plot plans showing parking, landscaping, 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 X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES        NO X

SIDE 5' REAR 25'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32'

PARKING REQ'MT       

LANDSCAPING/SCREENING REQUIRED:       

SPECIAL CONDITIONS:       

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Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Angeline Barrett  
Department Approval

Robert Fitzgerald  
Applicant Signature

4/24/92  
Date Approved

4-23-92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)