

DATE SUBMITTED: Feb. 12, 1980

PERMIT # 35127
FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2310 Eldeberry Ct.

SQ. FT. OF BLDG: 1731

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 11,000 + or -

FILING # 6 BLK # 15 LOT # 42

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-0101-31-042

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: Dick Olson

USE OF ALL EXISTING BUILDINGS:
None

ADDRESS: Box 3565 G.J.

PHONE: 243 4543

DESCRIPTION OF WORK AND INTENDED USE:

Single fam residence

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

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

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.)

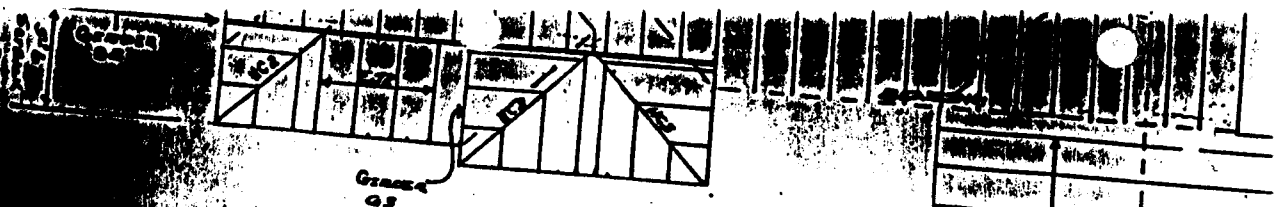
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: Feb. 12, 1980

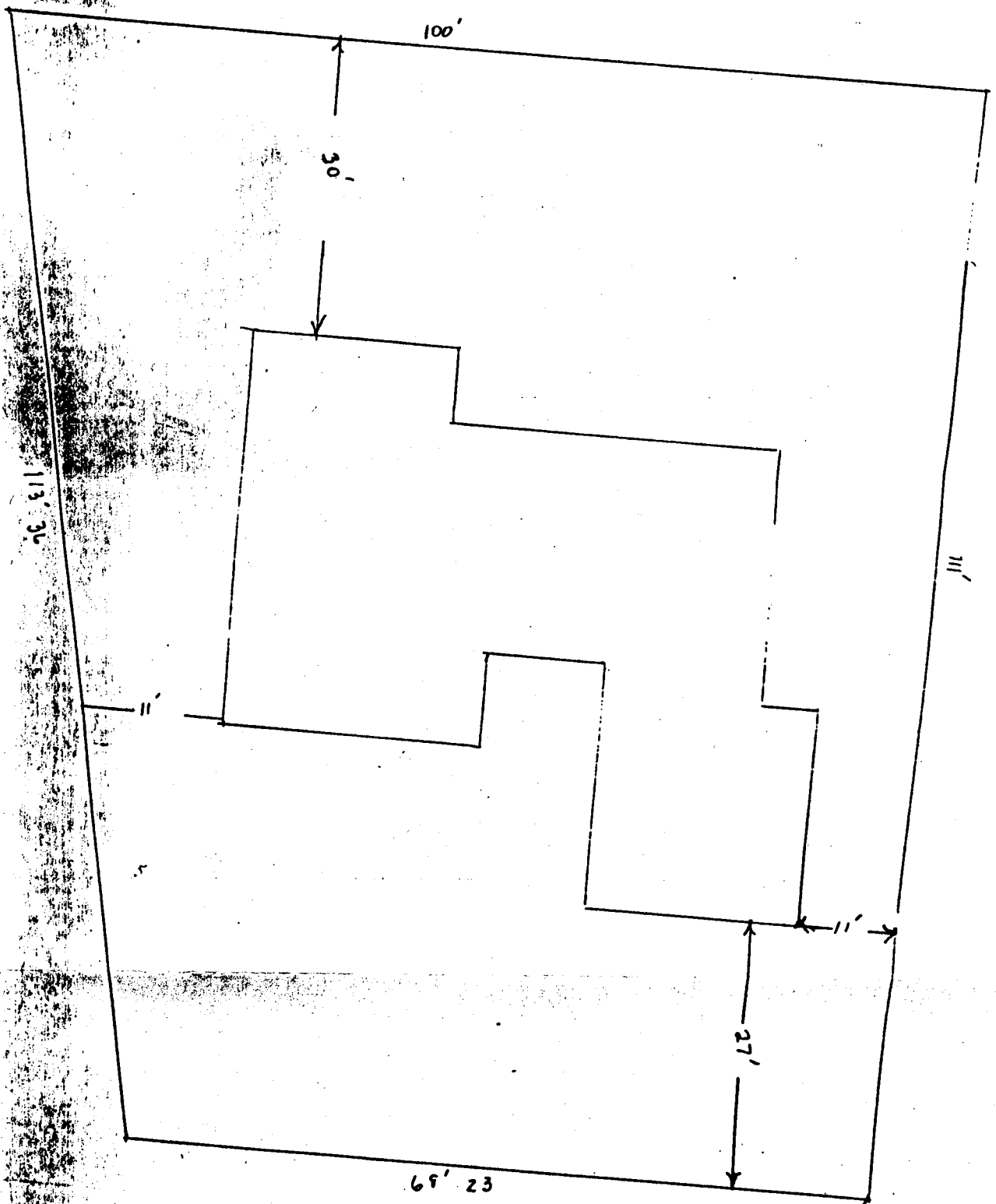
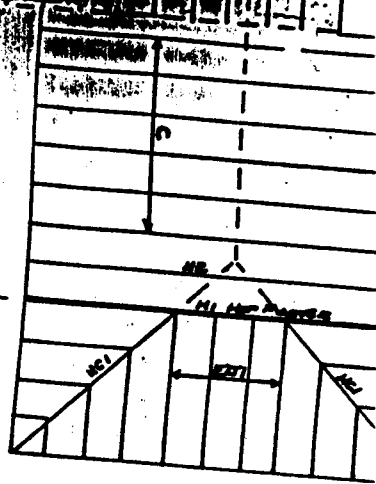
APPROVED BY: Daniel [Signature]

Dick Olson
SIGNATURE



ACCEPTED 2-12-90 LAW
 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.

7'0" 1/2 Setback
 From Corner of
 Main To Outside
 Face of N/1/4 Corner



Plot Plan