

DATE SUBMITTED: May 24, 1990

PERMIT # 36056

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3735 Elderberry

SQ. FT. OF BLDG: 1900

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 9500

FILING # 6 BLK # 17 LOT # 9

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-34-009

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: Olson Larsen Const

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: P.O. Box 3565

PHONE: 243 4543

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.

Const New single family res.

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 Board

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.

DATE APPROVED: 5-24-90
APPROVED BY: [Signature]

[Signature]
SIGNATURE

ACCEPTED 5-24-90 *DA*
ANY CHANGE OF RECORDS MUST BE
APPROVED BY COUNTY PLANNING
DEPARTMENT. APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND MARK EASEMENTS
AND OTHER FEATURES.

