

DATE SUBMITTED: 12-12-90

PERMIT # 37266

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2533 PINYON AVE.

SQ. FT. OF BLDG: 1450

SUBDIVISION: 1<sup>ST</sup> ADDN. ARBOR VILLAGE

SQ. FT. OF LOT: 7900

FILING # \_\_\_\_\_ BLK # 2 LOT # 10

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-122-33-010

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
NONE

PROPERTY OWNER: MTN. HIGH ENT.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 1452

PHONE: 243-9564

DESCRIPTION OF WORK AND INTENDED USE:  
NEW SINGLE FAMILY RESIDENCE

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-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20 S 5 R 15

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 11

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

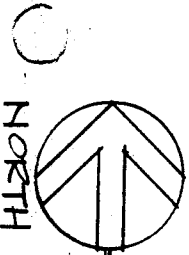
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12-12-90

APPROVED BY: \_\_\_\_\_

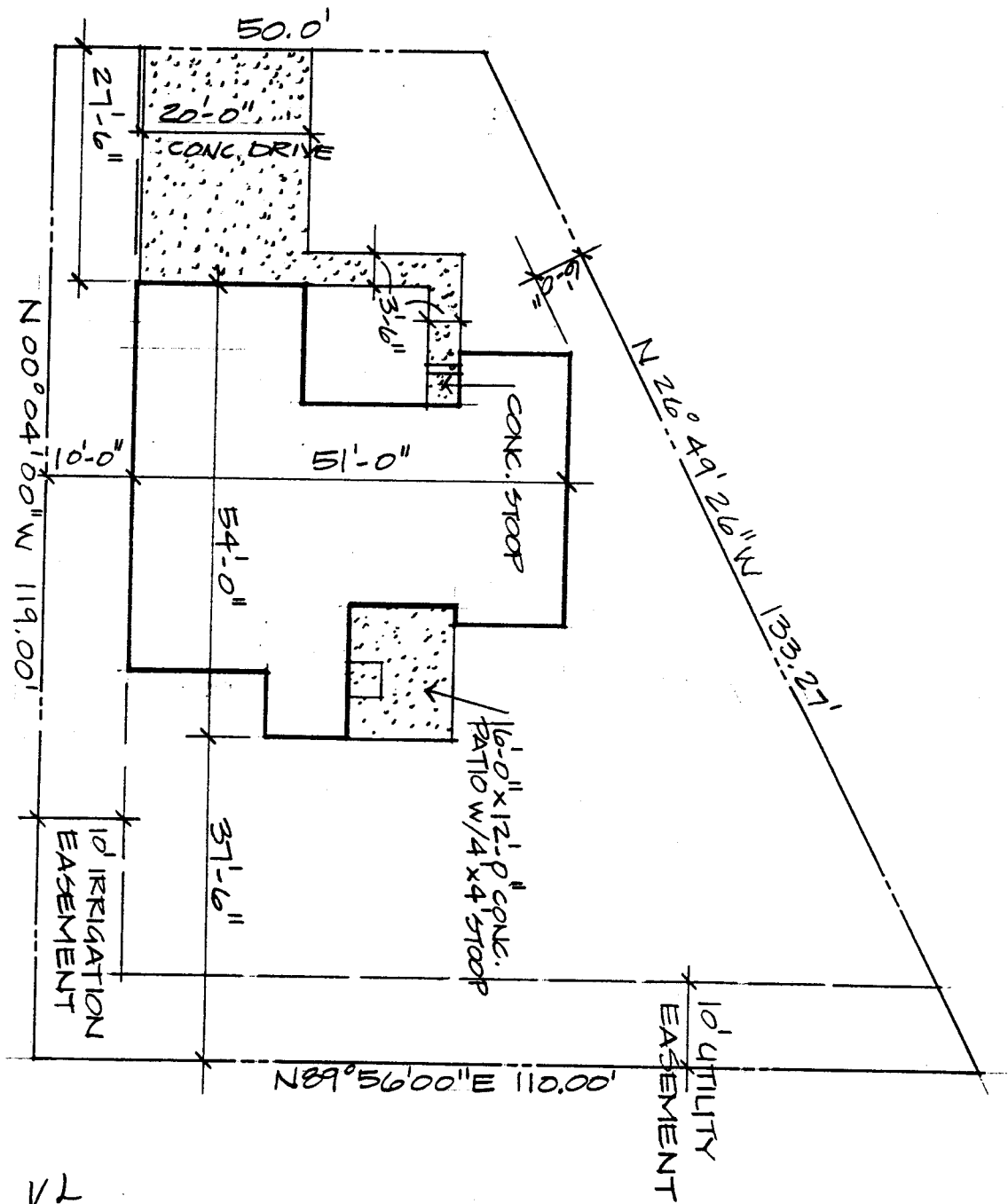
David Hoffman  
SIGNATURE

PINYON AVENUE



SITE PLAN  
1" = 20'-0"

2533 PINYON AVENUE  
LOT 10, BLOCK 2, FIRST ADDITION TO  
ARBOR VILLAGE SUBDIVISION  
GRAND JUNCTION, CO



ACCEPTED VL  
 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.