

DATE SUBMITTED: Feb. 26, 1990

PERMIT # 35241  
FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2533 Walnut ave

SQ. FT. OF BLDG: 1400

SUBDIVISION: 1st add to Arbor Village

SQ. FT. OF LOT: 9520

FILING # \_\_\_\_\_ BLK # 2 LOT # 6

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:  
2945-121-33-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Glynn J. Davis

none

ADDRESS: 1140 Walnut #32

USE OF ALL EXISTING BUILDINGS:

PHONE: 242-3015

none

DESCRIPTION OF WORK AND INTENDED USE:  
Single family residence

SUBMITTALS REQ'D: TWO (2) 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-8

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

SETBACKS: F 20' S 5' R 15'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 60

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 28

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

SPECIAL CONDITIONS: Driveway  
waivers required

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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 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: 3/5/90

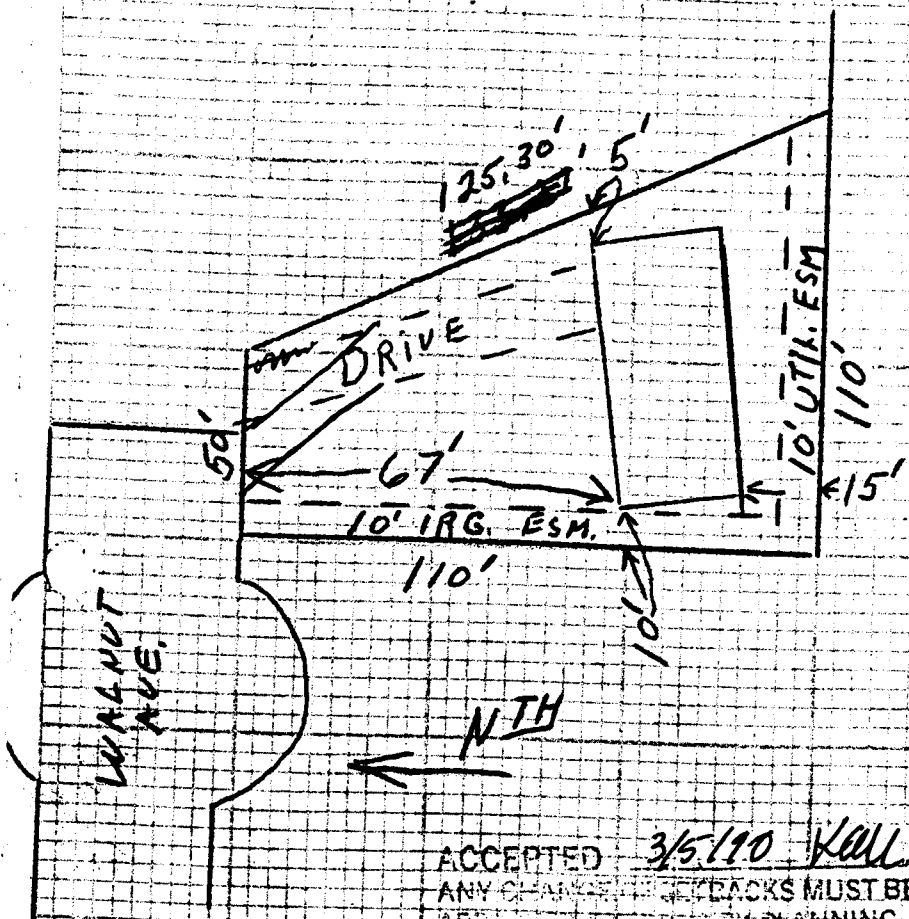
APPROVED BY: Karol Midgner

LeRoy Jensen  
SIGNATURE



**SOUTHWESTERN PORTLAND CEMENT COMPANY**  
Mountain Division

UTAH SALES OFFICE  
P.O. Box 21158  
Salt Lake City, Utah  
84121-0158  
(801) 263-3011  
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(801) 263-3011 Ext. 350  
LEAMINGTON PLANT  
(801) 864-3803



ACCEPTED 3/5/10 Kall  
 ANY CHANGES OR FEEDBACKS MUST BE  
 APPROVED BY PROPERTY PLANNING  
 DEPT. BEFORE APPLICANTS  
 RESPONSIBLE TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES