

DATE SUBMITTED: 9-18-91

PERMIT NO. 39894

FEE \$ 500

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2220 Eddeberry Ct

SQ. FT. OF BLDG: 2600

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 12 000

FILING NO. 6 BLK NO. 15 LOT NO. 44

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-011-31-044

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER: Peter & Lynn Walsh

USE OF EXISTING BUILDINGS:

ADDRESS: Same

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 242 3003

Single family home

**SUBMITTALS 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 \_\_\_

SETBACKS: FRONT 45' from center line

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

SIDE 5' REAR 25'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

**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.**

Department Approval

9-18-91

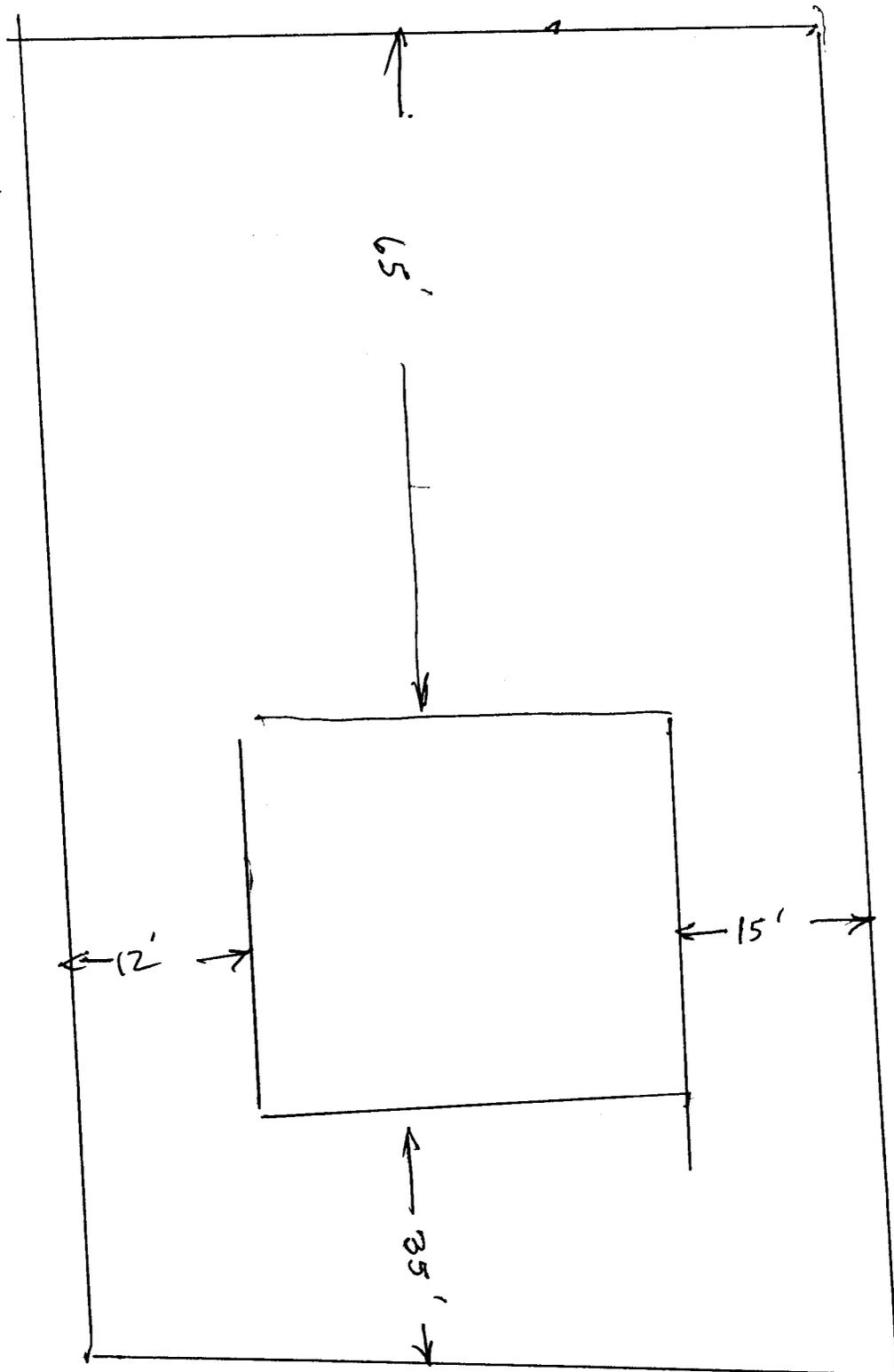
Date Approved

Applicant Signature

Sept 18, 1991

Date

ACCEPTED ~~DM~~ 9-18-91  
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.



Eldeberry Crt