

DATE SUBMITTED: 10/14/91

PERMIT NO. 40168

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2526 Orchard

SQ. FT. OF BLDG: 1152

SUBDIVISION: Village Subdivision

SQ. FT. OF LOT: 17226

FILING NO.     BLK NO. 2 LOT NO. 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945 121 33 or 2

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:                     

OWNER: Shawn Freeburg

USE OF EXISTING BUILDINGS: Building new home

ADDRESS: 140 Walnut #41

DESCRIPTION OF WORK AND INTENDED USE: Building new home

TELEPHONE: 245-1014

**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 RSE-8

FLOODPLAIN: YES     NO X

SETBACKS: FRONT 50 from E

GEOLOGIC HAZARD: YES     NO X

SIDE 5 REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32'

PARKING REQ'MT                     

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).

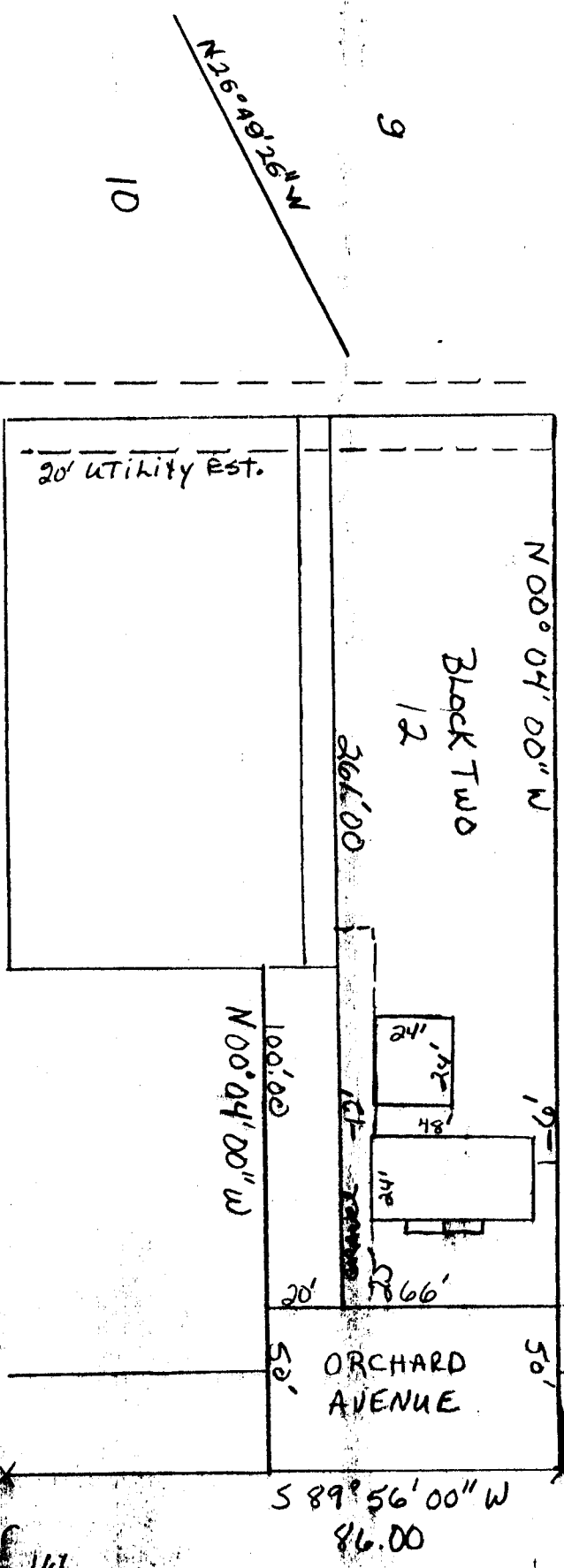
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Kristen K. Madsen  
Department Approval  
10/14/91  
Date Approved

Shawn Freeburg  
Applicant Signature  
10-14-91  
Date

ACCEPTED *KKA*  
ANY CHANGES TO TRACKS MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT. THE USER'S  
RESPONSIBILITY IS TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



Tax number 2945-121-33-0  
2526 ORCHARD  
SCALE 1" = 20'



1/4

1/4