

DATE SUBMITTED: 5-2-85

PERMIT # 22942 (2nd clearance)

FEE N/A (pd. before variance)

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1732 PALMER ST.

SQ. FT. OF BLDG: 850 sq. ft.

SUBDIVISION: Orchard Heights

SQ. FT. OF LOT: 75 x 125

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
1945-234-03-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Judy Cody

USE OF ALL EXISTING BUILDINGS:
residential

ADDRESS: 2131 1/2 Rd.

PHONE: 858-9163

DESCRIPTION OF WORK AND INTENDED USE:
addition to tie 2 bldgs. together

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RMF-16

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 10' R 20'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 13

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: new clearance

for permit # 22942 issued 3-29-85

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: 5-2-85

APPROVED BY: Mike Suthers

[Signature]
SIGNATURE