

DATE SUBMITTED: 3/25/85

PERMIT # 22942

FEE \$5.00 pd CA

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1732 Palmer

SQ. FT. OF BLDG: 144

SUBDIVISION: Orchard Mesa Heights

SQ. FT. OF LOT: 14250

FILING # _____ BLK # 13 LOT # 11-13

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-234-03-015

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Judy Cadley

USE OF ALL EXISTING BUILDINGS:
Combine 2 units

ADDRESS: 2131 1/2 rd

PHONE: 858-9163 - 434-8421

DESCRIPTION OF WORK AND INTENDED USE:
Utility & Path

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

FOR OFFICE USE ONLY

ZONE: RMF 16

FLOODPLAIN: YES (NO)

SETBACKS: F 20 S 10 R Existing

GEOLOGIC HAZARD: YES (NO)

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Inset new building to meet 10' sideyard

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.

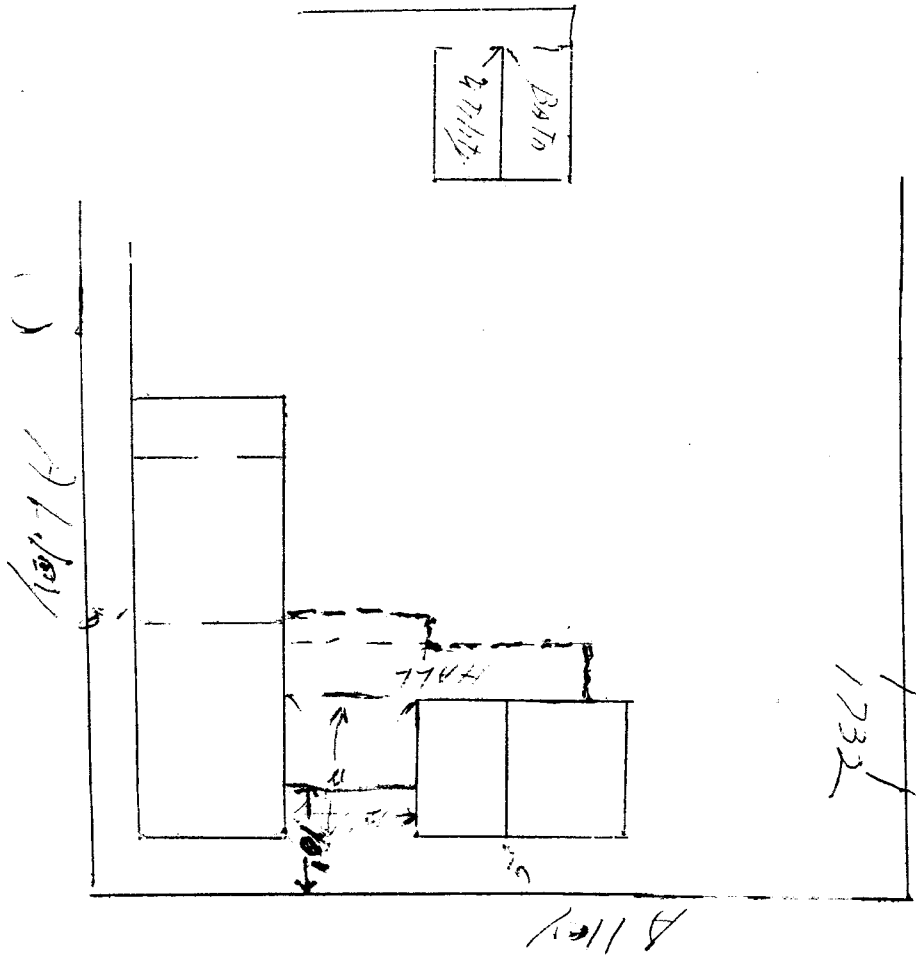
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/26/85

APPROVED BY: [Signature]

[Signature]
SIGNATURE

$$\begin{array}{r} 1135 \\ 1050 \\ \hline 750 \\ 75 \\ \hline 152 \end{array}$$



PA/mer

