

DATE SUBMITTED: July 18, 1990

PERMIT # 36542

FEE No Fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2701 Unit A+B Crossroads Blvd. SQ. FT. OF BLDG: 4344

SUBDIVISION: Crossroads Cdb. West SQ. FT. OF LOT: 155' x 145'

FILING # 2 BLK # 5 LOT # 2 NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER: 2701-362-36-010 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

PROPERTY OWNER: Ed + Betty Settle USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2774-27 Rd

PHONE: 242-6629 (ORIN DAVIS)

DESCRIPTION OF WORK AND INTENDED USE: NEW Duplex 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: FR-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 25' S 10' R 10'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: ONE STORY

CENSUS TRACT #: 16

PARKING SPACES REQ'D: 4

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Site has been approved as a minor change to final plan - see file # 26-81

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: July 18, 1990

APPROVED BY: [Signature] SIGNATURE

LOT 2
BK. 5

2701 Crossroads
UNITS A & B

EXISTING
OUT

10' UTILITY EASEMENT

25'

NEW
OUT

ACCEPTED *[Signature]* 7-18-90
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.

10'

10' UTILITY EASEMENT

10'

