

DATE SUBMITTED: Feb 7, 1990

PERMIT # 35057  
J 52

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 4055 ~~Maui~~

SQ. FT. OF BLDG: 2443

SUBDIVISION: Cortland

SQ. FT. OF LOT: 12,544

FILING # \_\_\_\_\_ BLK # 2 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-44-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Hudson + [unclear]

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 4055 ~~Maui~~

PHONE: 242-9279

DESCRIPTION OF WORK AND INTENDED USE:  
New Home

SUBMITTALS REQ'D: TWO (2) 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: PR-4.2

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20 S 5 R 10

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

MAXIMUM HEIGHT: 27 FT

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Archite

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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.)

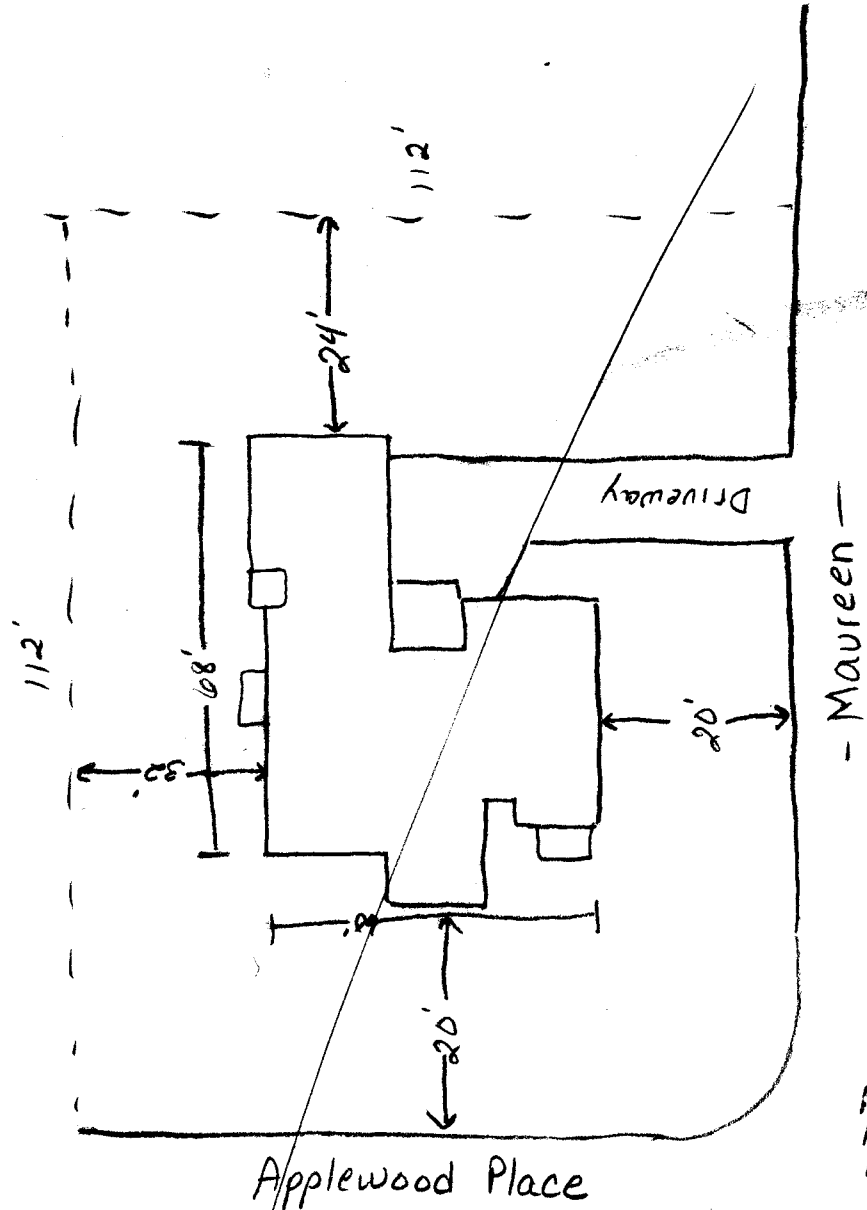
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

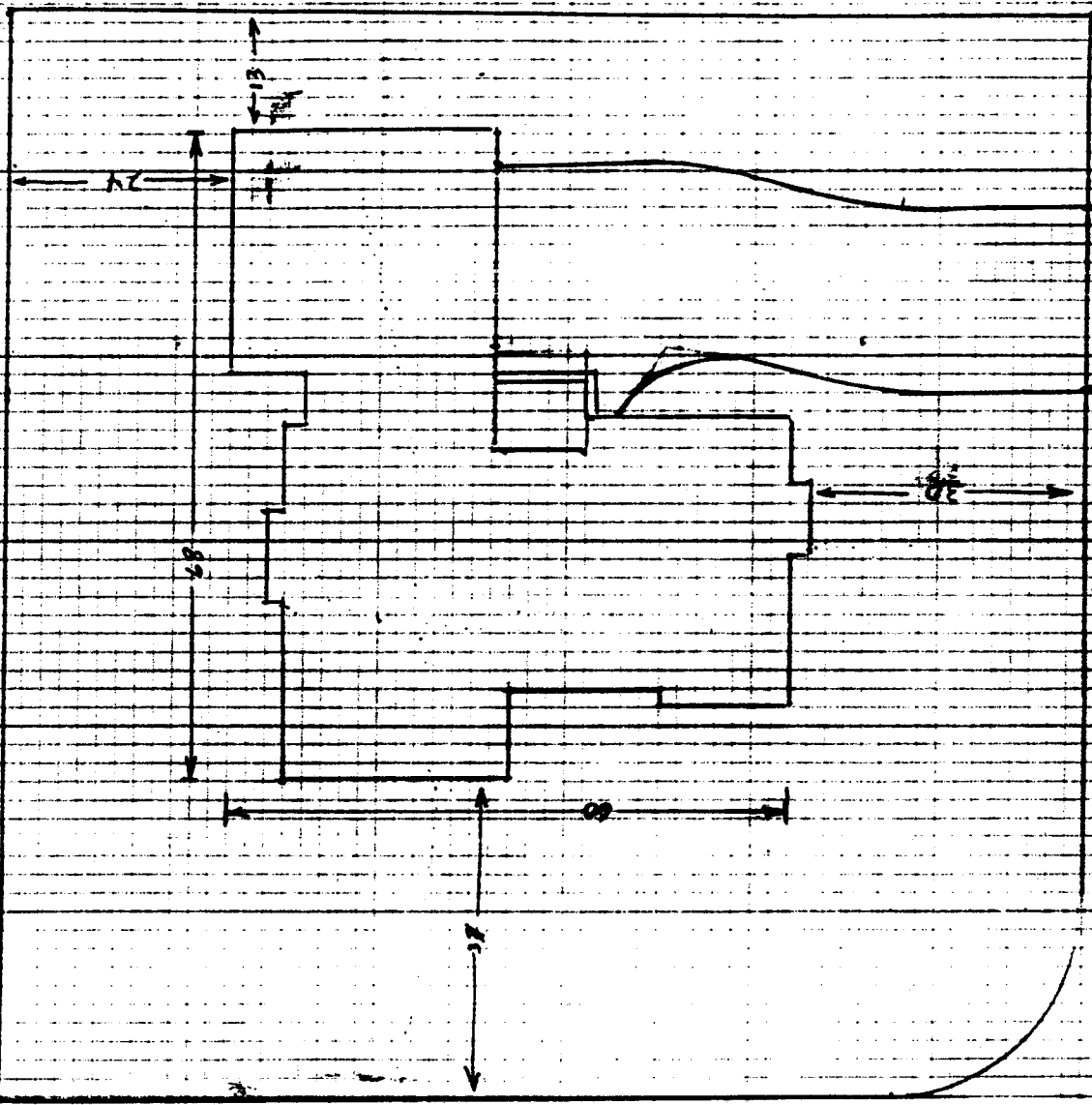
DATE APPROVED: Feb. 7, 1990  
APPROVED BY: [Signature]

[Signature]  
SIGNATURE

All  
Revised  
plan



ACCEPTED 2/17/90 JJA  
ANY CHANGES OR BACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



APPLEWOOD PLACE

ACCEPTED 2/27/90 BD  
 ANY CHANGES TO THIS PLAN MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT BEFORE THE DAM'S  
 RECORDING. THE DAM'S  
 LOCATION AND PROPERTY LINES  
 AND PROPERTY LINES.

new  
 Rockwell Dam