

DATE SUBMITTED: Oct-11, 1990

PERMIT # 37555

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1043 Palisade St

SQ. FT. OF BLDG: 075 #

SUBDIVISION: Orchard Mesa Heights

SQ. FT. OF LOT: 7050 #

FILING # _____ BLK # 18 LOT # 1041

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2045-2612-2005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
none

PROPERTY OWNER: Habitat for Humanity

USE OF ALL EXISTING BUILDINGS:
none

ADDRESS: 2175 Broadway

PHONE: 245-9606

DESCRIPTION OF WORK AND INTENDED USE:
New 5FR

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 45ft S 10ft R 20ft

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 36ft

CENSUS TRACT #: 13

PARKING SPACES REQ'D: 2 off street

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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.

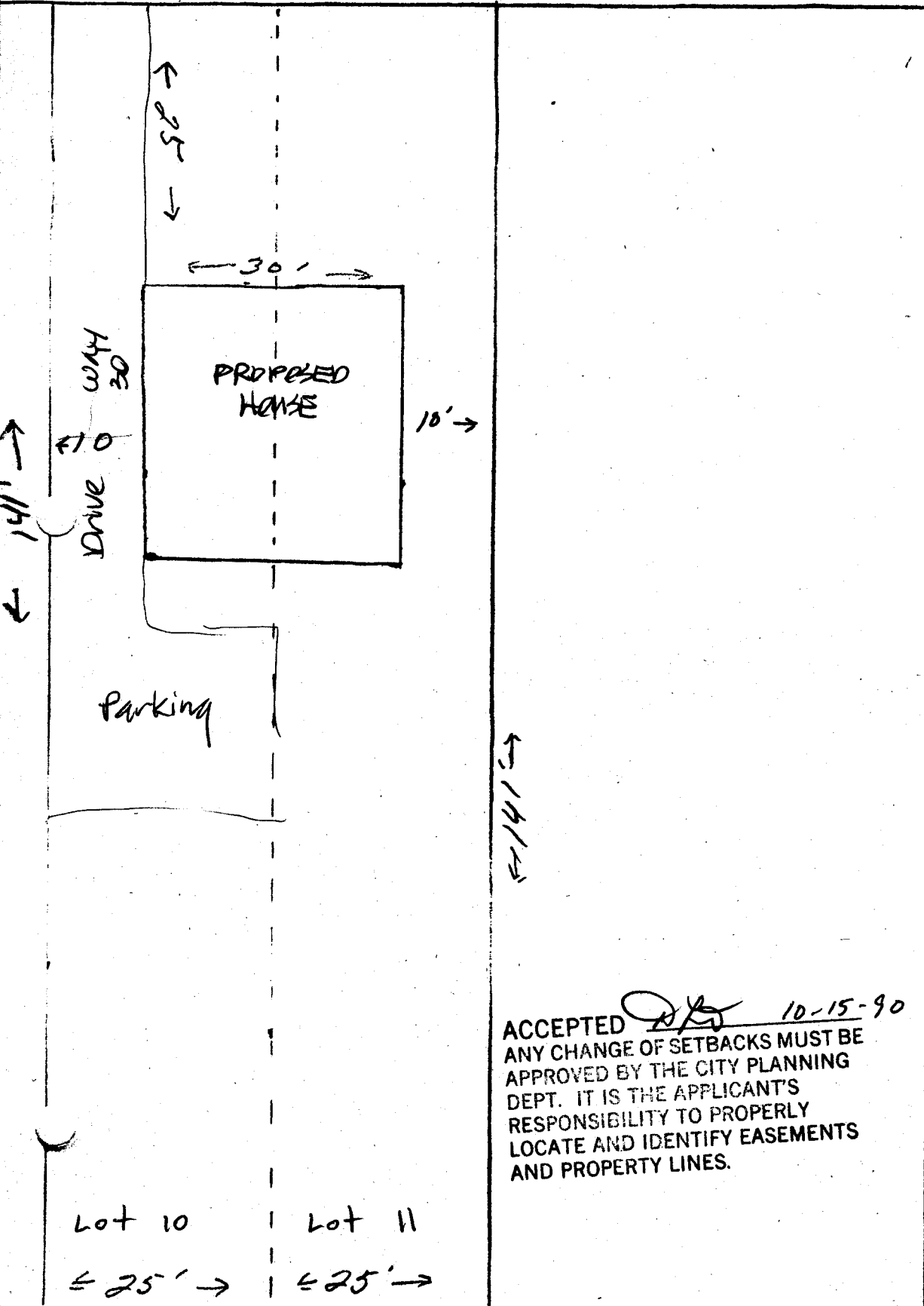
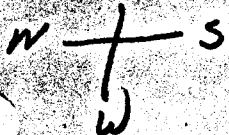
DATE APPROVED: 10-15-90
APPROVED BY: [Signature]

[Signature]
SIGNATURE

SITE PLAN

← 1843 PALISADE ST. →

1" = 16'



ACCEPTED *[Signature]* 10-15-90
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.

Lot 10

Lot 11

← 25' →

← 25' →