

DATE SUBMITTED: 12/4/91

PERMIT NO. 40526

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1853 PAULSDE ST SQ. FT. OF BLDG: 1047

SUBDIVISION ORCHARD MESA HTS SQ. FT. OF LOT: 7500

FILING # \_\_\_\_\_ BLK # 18 LOT # 14, 15, 16 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-261-21-005 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Hospital for Humanity / J. Hansen USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS PO Box 4947

TELEPHONE: 242-5211 DESCRIPTION OF WORK AND INTENDED USE: SGL. FAM. RESIDENCE

REQUIRED: Two 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 RMF-16 FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20' PL or 45' ct of ROW GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 10' REAR 20' CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 36' PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

B. Paulson  
Department Approval

Hospital for Humanity  
J. Hansen  
Applicant Signature

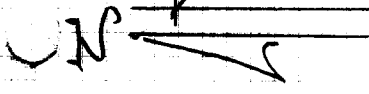
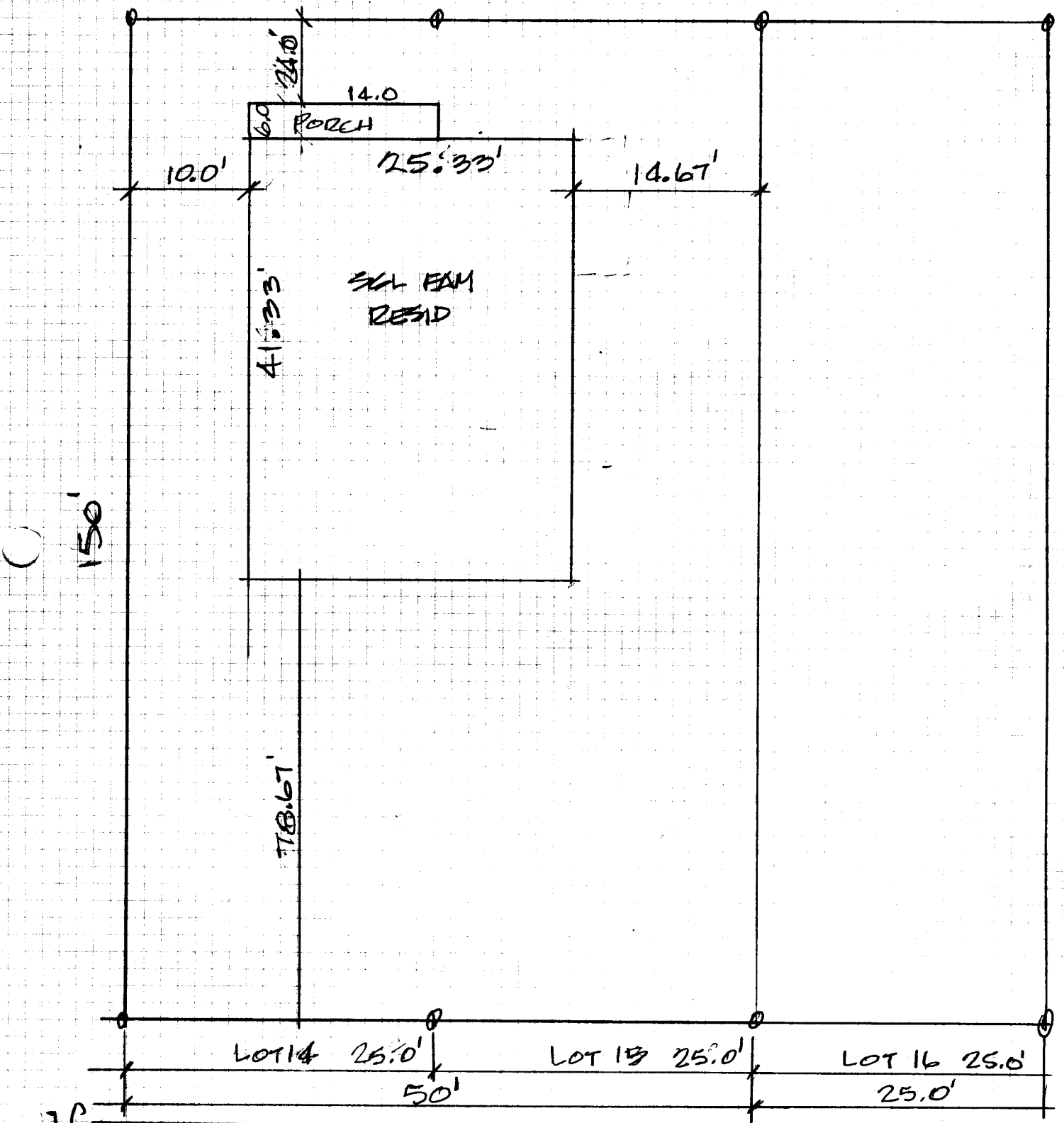
12/4/91  
Date Approved

12-3-91  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

OWNER HABITAT for HUMANITY / MIKE RICHARDSON

1853 PALISADE ST, GR. LOT.



NOT TO SCALE

12/1/01