

DATE SUBMITTED: 3-5-91

PERMIT # 38107

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1806 Palmer St.

SQ. FT. OF BLDG: 2400 +

SUBDIVISION: ORCHARD MESA HEIGHTS

SQ. FT. OF LOT: 9375

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 38437

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: \_\_\_\_\_  
PARCEL # 2945-261-21-016  
LOTS 37 & 38 BLK 18 ORCH. MESA HTS. SEC 26 IS 1W & 1/2  
LOT 36

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: GARY ROBINSON

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 1806 Palmer St.

RESIDENCE - GARAGE - OFFICE

PHONE: 242-3737

DESCRIPTION OF WORK AND INTENDED USE: DETACHED GARAGE

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: RMF-16

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

SETBACKS: F 20' S 3' R 10'

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

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 13

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

TRAFFIC ZONE: 80

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

SPECIAL CONDITIONS: 2nd story

NOTE: Registered home occupation for office

addition to maintain 10 ft. setback from south property line

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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 AN 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: 3/6/91

APPROVED BY: Ralph Metzner

Gary Robinson  
SIGNATURE

UNAWEEP

NORTH 1/4 SEC. 26

S 90°00'00" W  
528.48'

FOUND #5 REBAR

S 90°00'00" E BASIS OF BEARING

EAST 1/16 NORTH BNDP

23  
26

CHAIN LINK FENCE

125.00'

FOUND #5 REBAR  
PLASTIC CAP  
ILLEG.

↑  
20'  
↓

ACCEPTED *3/6/97 KGM*  
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 38

EXISTING  
RESIDENCE

PROPOSED  
DETACHED  
GARAGE

Lot 37

N 00°57'06" W

75.00'

S 00°57'06" E

75.00'

40'

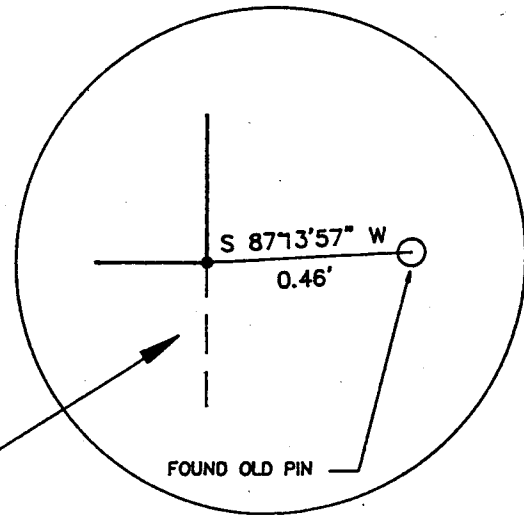
Lot 36

↑  
20'  
↓

N 90°00'00" W

125.00'

ALLEY



PALMER

N 00°57'06" W

50.00'

S 00°57'06" E

50.00'

← 20' →

Lot 35

EXISTING  
2 LEVEL

EXISTING SINGLE LEVEL

PROPOSED  
2ND LEVEL  
ADDITION

Lot 34

ADDITION TO MAINTAIN  
10' setback

2.2'

N 90° 00'00" W

125.00'

GARAGE

Lot 33