

DATE SUBMITTED: 7-14-93

PERMIT NO. 49008  
FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1834 Palmer SQ. FT. OF BLDG: 1360

SUBDIVISION — SQ. FT. OF LOT: 20,000

FILING # — BLK # 18 LOT # 23 thru 31 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-261-21-008409 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Joel Hart USE OF EXISTING BUILDINGS: House

ADDRESS 1834 Palmer

TELEPHONE: 241 0282 DESCRIPTION OF WORK AND INTENDED USE: Garage

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: Designated YES — NO X

SETBACKS: FRONT 45' @ of Row GEOLOGIC HAZARD: YES — NO —

SIDE 3' REAR 10' 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.

Lillian Ashbeck  
Department Approval

Joel Hart  
Applicant Signature

7-14-93  
Date Approved

7/14/93  
Date

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

1834 Palmer St.

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ACCEPTED KKA 7/14/93  
ANY CHANGES TO THIS DOCUMENT  
APPROVED BY THE RECORDING AND  
DEPT. IT IS THE RESPONSIBILITY  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.