

DATE SUBMITTED: 3/20/92

8/6/92

PERMIT NO. 42488

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1932 Palmer St

SQ. FT. OF BLDG: 10'x20'

SUBDIVISION Orchard Heights

SQ. FT. OF LOT: 65'x120'

FILING # _____ BLK # _____ LOT # 28429

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2945-261-16-016

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: One

OWNER Tina Williams

USE OF EXISTING BUILDINGS: Single Family

ADDRESS 1932 Palmer St

TELEPHONE: 241-5716

DESCRIPTION OF WORK AND INTENDED USE: Attached Carport - Open Sided

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RTMF-16

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from P.L. or

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 10' 45' center of R.O.W.

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 36'

PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: n/a

SPECIAL CONDITIONS: Carport must remain sided w/ these setbacks

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.

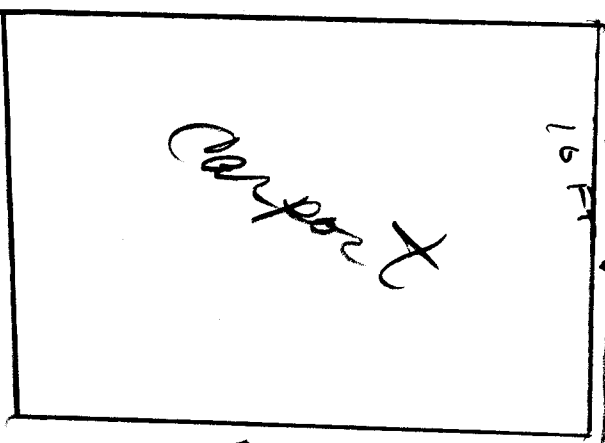
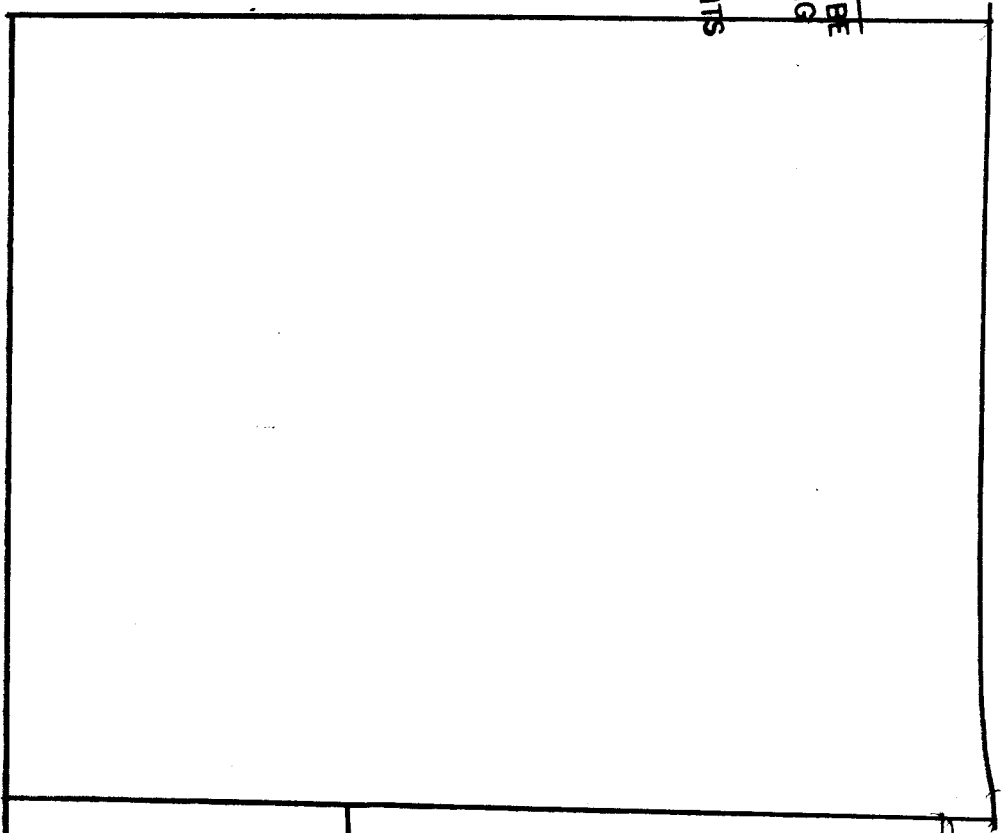
B. Paulson
Department Approval
3/20/92
Date Approved

F. Ray Bob
Applicant Signature
Date

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

ACCEPTED BP 3/20/12
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

1932 PALMER ST



15 FT

16 FT

75 FT

20 FT



FENCE