

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 52054

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

22-7325-01-3 THIS SECTION TO BE COMPLETED BY APPLICANT ✓

BLDG ADDRESS 4224 27 1/2 Rd TAX SCHEDULE NO. 2945 011 46 011

SUBDIVISION Ptarmigan Estates SQ. FT. OF PROPOSED BLDG(S) (8) ADDITION 320

FILING \_\_\_\_\_ BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 2,039

(1) OWNER Keith & Jo Koler NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 4224 27 1/2 Rd.

(1) TELEPHONE 241-9538 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Jim Palmer USE OF EXISTING BLDGS Single Family Residence

(2) ADDRESS 422 1/2 Prospectors Pt. #1 DESCRIPTION OF WORK AND INTENDED USE: Erect a

(2) TELEPHONE 241-0880 porch on the north side of existing home.  
Porch will be decked, w/handrail etc.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

#### THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
\_\_\_\_\_ from center of ROW, whichever is greater  
Parking Req'mt \_\_\_\_\_

Side 10' from PL Rear 30' from PL Special Conditions per approved

Maximum Height \_\_\_\_\_ plan w/ bldg. envelopes

CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James Palmer Date 5-6-95

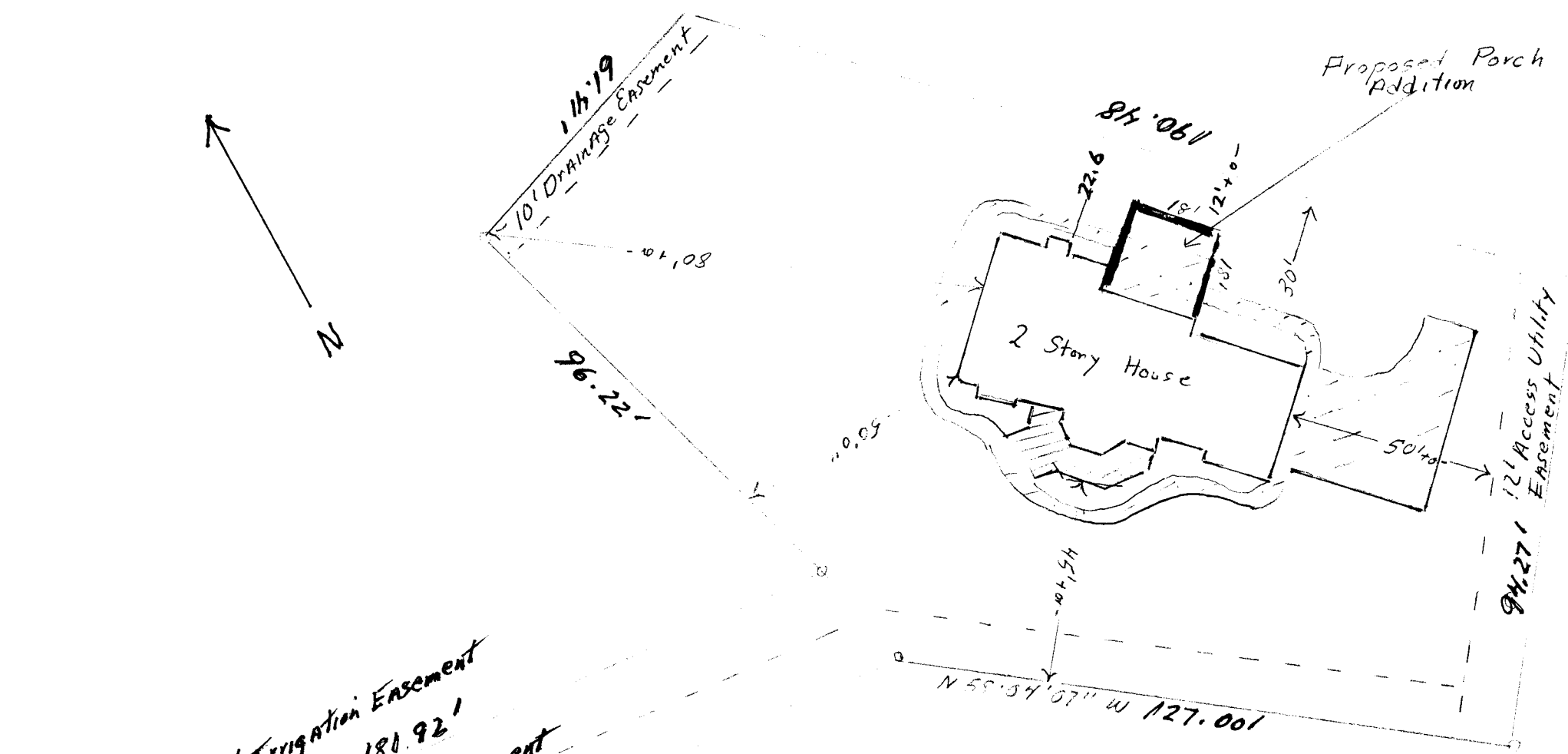
Department Approval Marcia Babideaux Date 5-6-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A

Utility Accounting Millie Fowler Date 5-5-95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED MR 5-5-95  
 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.

4224 27 1/2 Rd  
 Lot 11, Block 1, PT ARMIGAN Estates  
 Mesa County, Co.