

FEF \$ 1000

BLDG PERMIT NO. 57751

### PLANNING CLEARANCE

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



4L -1600-09-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1915 Palisade St. TAX SCHEDULE NO. 2945-261-16-002 9 003

SUBDIVISION ORCHARD MESA Hgts SQ. FT. OF PROPOSED BLDG(S)/ADDITION 272

FILING \_\_\_\_\_ BLK 21 LOT 3,4, 5, 6 SQ. FT. OF EXISTING BLDG(S) 1188

(1) OWNER Erly Omsby NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS Mack

NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 858-1421

(2) APPLICANT LARRY & PERRY Plotner USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 515 Lawrence DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 241-2883 ~~addition~~ addition to residence

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 RMF-14

Maximum coverage of lot by structures 50%

SETBACKS: Front 30' from property line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 10' from PL Rear 30' from PL

Special Conditions \_\_\_\_\_

Maximum Height 36'

CENSUS TRACT 13 TRAFFIC ZONE 80

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 Perry Plotner Date 3/27/95

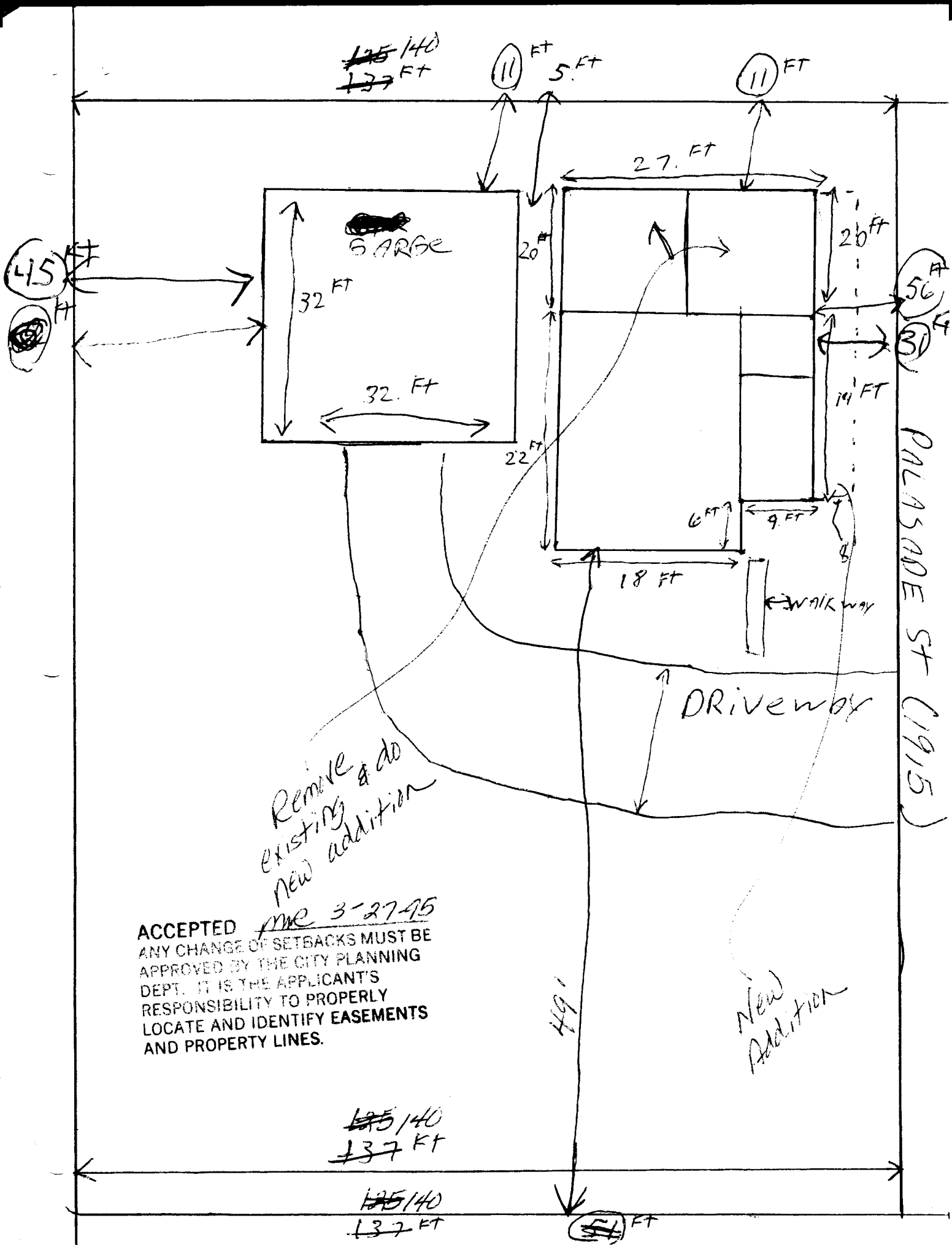
Department Approval Marcia Batidamp Date 3-27-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A no change in S/F use

Utility Accounting Millie Joubert Date 3-27-95

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** *me 3-27-95*  
 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.

*New Addition*