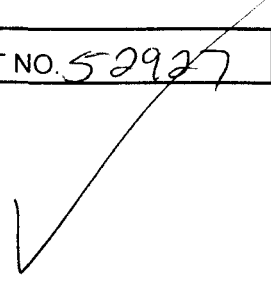


FEE \$ 10⁰⁰
 TCP \$ —

BLDG PERMIT NO. 52927

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



4002-1420-05-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1732 Palmer TAX SCHEDULE NO. 2945-234-03-015
 SUBDIVISION Orchard Mesa Hts SQ. FT. OF PROPOSED BLDG(S)/ADDITION 25x35
 FILING - BLK 13 LOT 11-13 SQ. FT. OF EXISTING BLDG(S) 30x50
 (1) OWNER Judy Cady NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2131 1/2 Rd
 (1) TELEPHONE 858-9163 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Lloyd Davis USE OF EXISTING BLDGS Residence
 (2) ADDRESS 1732 Palmer DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-9128 new detached garage

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-116 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions VARIANCE FILE #
 Maximum Height _____ > VAR-45-44
 CENS.T. 13 T.ZONE 80 ANN# _____

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 Lloyd Davis Date 7-14-95
 Department Approval Bonnie Edwards Date 7-14-95

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

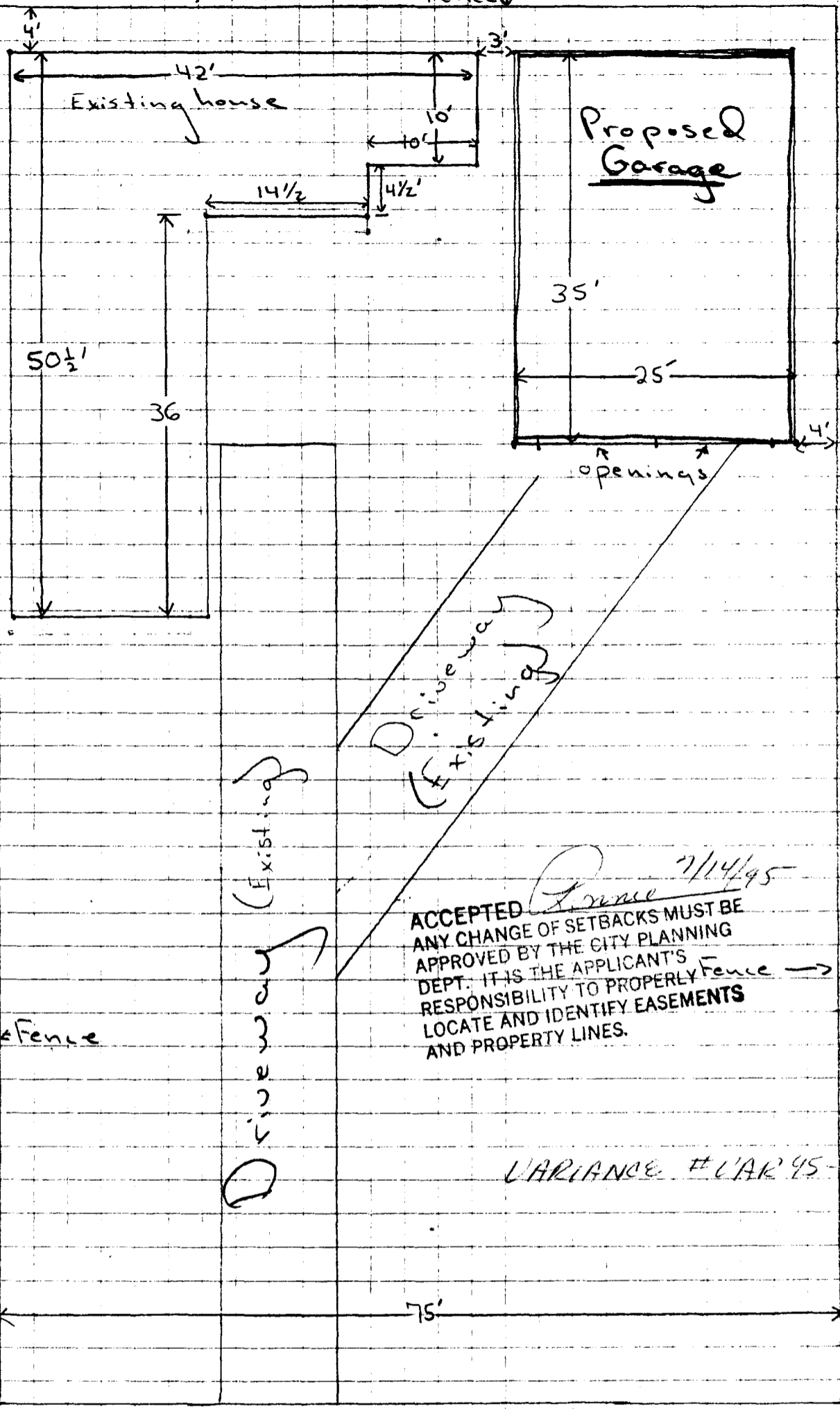
Utility Accounting Millie Fowler Date 7-13-95

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

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

Alley - E Fences

V ← E
W → S
garage = 3'



Alley - N

125'

Fence

Driveway (Existing)

Driveway (Existing)

ACCEPTED *Prince* 7/14/45
 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.

VARIANCE # VAR 45-46

75'

1770 D. S.