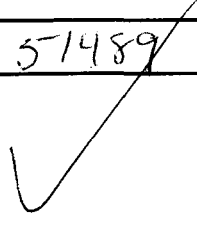


FEE \$ 10⁰⁰

BLDG PERMIT NO. 51489

PLANNING CLEARANCE

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



4002-1290-08-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1932 Palmer TAX SCHEDULE NO. 2945-261-16-06
 SUBDIVISION Orchard Mesa Hts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20x30
 FILING --- BLK 21 LOT 28, 29, 30, 31 SQ. FT. OF EXISTING BLDG(S) 20'x28'
 (1) OWNER Tina L Williams NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1932 Palmer Ave
 (1) TELEPHONE 245-1811 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS residence
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ adding family room

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-16~~ RMF-16 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 20' 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).

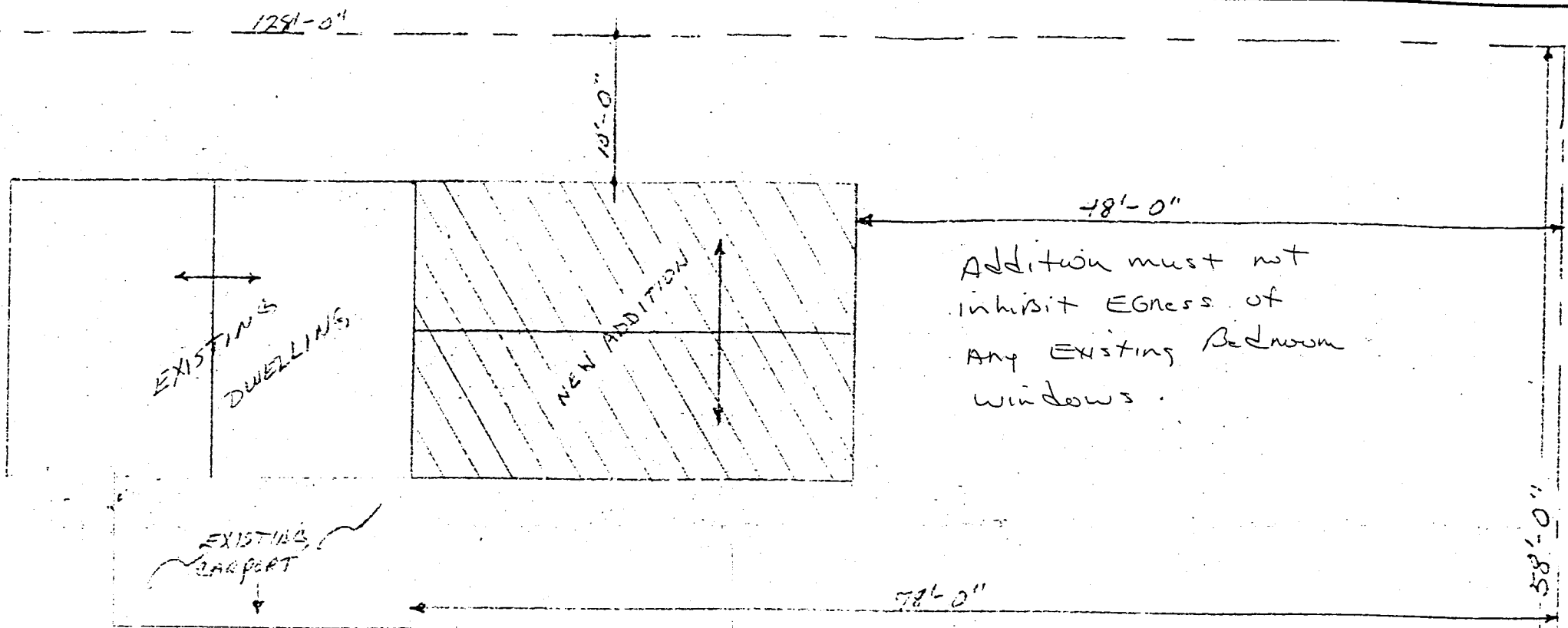
Applicant Signature Tina L Williams Date 3-20-95
 Department Approval Ronnie Edwards Date 3-20-95

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 Miller Fowler Date 3-20-95

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)

1932
Palmer Ave
NT -
FRONT



Addition must not
inhibit Egress of
Any Existing Bedroom
Windows.

1281'-0"

ACCEPTED *Bonnie Edwards*
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.

Room
As per
notation

PLOT PLAN $\frac{1}{8}'' = 1'-0''$

