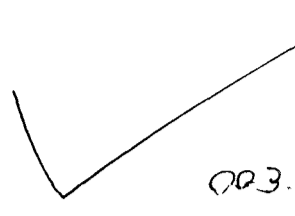


FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 58 328

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1915 PALISADE TAX SCHEDULE NO. 2945-261-16-~~10~~  
SUBDIVISION ORCHARD MESA HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30 X 30  
FILING BLK 21 LOT 3256 SQ. FT. OF EXISTING BLDG(S) NONE  
(1) OWNER Perry + Nancy Plotner NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1915 PALISADE ST  
(1) TELEPHONE 257-9524 NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
(2) APPLICANT Perry Plotner USE OF EXISTING BLDGS 2  
(2) ADDRESS 1915 PALISADE ST DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 257-9524 work shop

**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 Maximum coverage of lot by structures 50%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater  
Side 3' from PL Rear 10' from PL Special Conditions (not to be a residence - shop only)  
Maximum Height 36' 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 Perry Plotner Date 3/27/96  
Department Approval Donnie Edwards Date 3/27/96

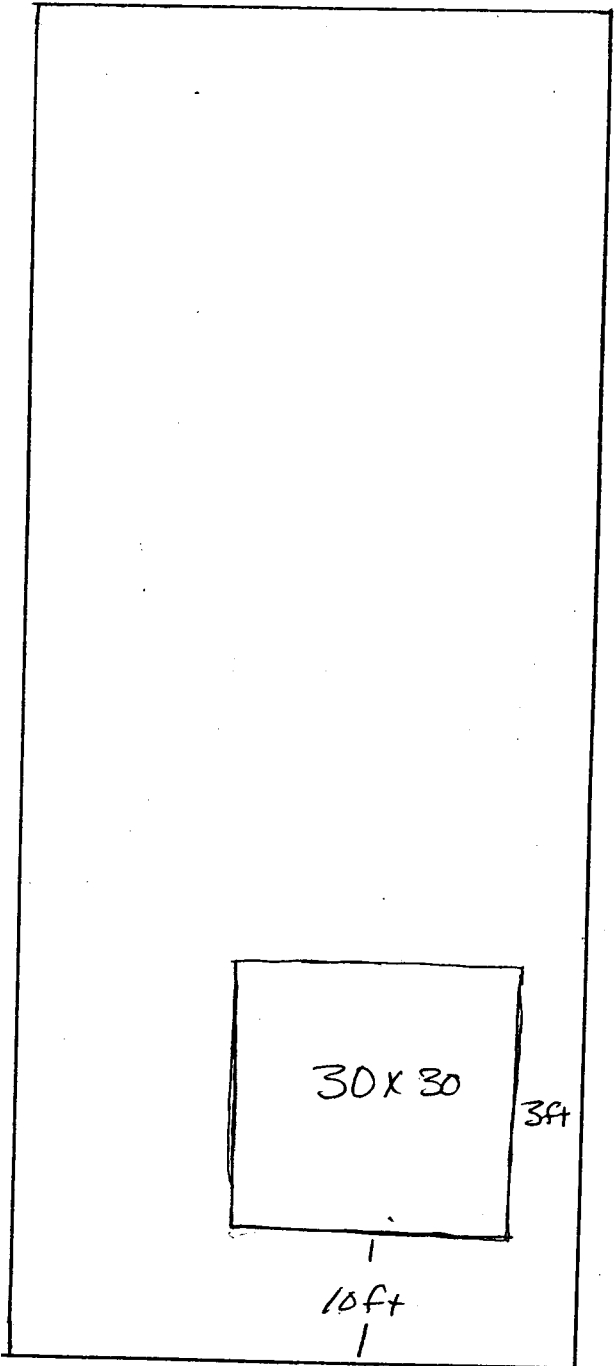
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 4002-1600-10-7

Utility Accounting [Signature] Date 3-27-96

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) 13980

ACCEPTED *Ronnie 3/27/96*  
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.



2945-261-16-003  
1915 Paliside