

FEE \$	<u>0</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. <u>57751</u>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1915 Palisade St TAX SCHEDULE NO. 2945-261-16-002
 SUBDIVISION Orchard Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 21 LOT 3,4,7,11 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Perry Plotner NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1915 PALISADE ST NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 257-9524 USE OF EXISTING BLDGS home
 (2) APPLICANT Perry Plotner DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 1915 PALISADE ST add deck (18'x30')
 (2) TELEPHONE 257-9524

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 50%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 10' from PL
 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 Ronnie Edwards Date 3/27/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 4002-1600-7
 Utility Accounting Chickman 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)

2945-261-16-002.
1915

PALISADE ST

ACCEPTED Donnie 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.

