

FEE \$	10-
TCP \$	0-

BLDG PERMIT NO. 60077

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1806 PALMER TAX SCHEDULE NO. 2945 261 21 016  
 SUBDIVISION ORCHARD MESA HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,716  
 FILING \_\_\_\_\_ BLK 18 LOT 38, 37, 1/2 36 SQ. FT. OF EXISTING BLDG(S) 1,230  
 (1) OWNER GARY ROBISON NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 548 US HWY. 50 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 242-3737 USE OF EXISTING BLDGS RESIDENCE  
 (2) APPLICANT CROWN COMM. CONST., INC. DESCRIPTION OF WORK AND INTENDED USE: 3 CAR  
 (2) ADDRESS 216 NORTH SPURCE RESIDENTIAL GARAGE  
 (2) TELEPHONE 242-3130

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 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'  
 \* Accessory 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 Crown Commercial Const. Inc. Date 04/21/97  
By Robert L. Smith, D.P.  
 Department Approval Marce Babideaux Date 4-21-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 4002-1370-05-7

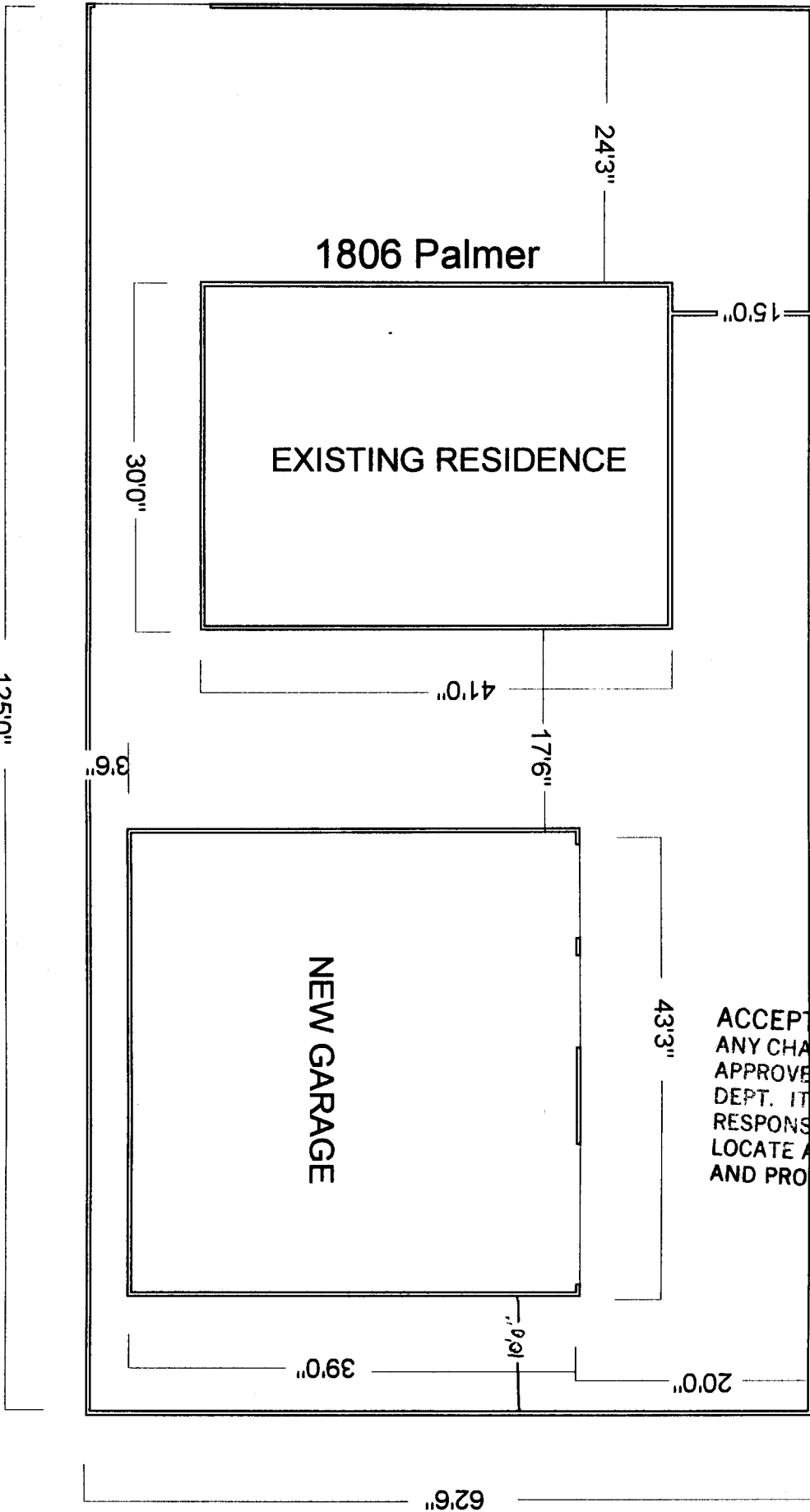
Utility Accounting Chandler Date 4-21-97

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)

PALMER STREET

NORTH



UNAWEEP AVENUE

ACCEPTED *MR 4-21-97*  
 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.

ALLEY WAY