

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61476

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

4007-0350-059



BLDG ADDRESS 1167 Santa Clara TAX SCHEDULE NO. 2945-234-08-050  
 SUBDIVISION Lomp Site SQ. FT. OF PROPOSED BLDG(S)/ADDITION 144 Sq/ft  
 FILING --- BLK --- LOT 39 SQ. FT. OF EXISTING BLDG(S) ---  
 (1) OWNER Ches Palmer NO. OF DWELLING UNITS BEFORE: one AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1167 Santa Clara NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243.8712 USE OF EXISTING BLDGS House  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Porch  
 (2) ADDRESS ---  
 (2) TELEPHONE ---

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD-8 Maximum coverage of lot by structures ---  
 SETBACKS: Front 15 from property line (PL) Parking Req'mt ---  
 or --- from center of ROW, whichever is greater  
 Side 0' from PL Rear 5' from PL Special Conditions 15' separation between buildings  
 Maximum Height --- CENSUS 13 TRAFFIC 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).

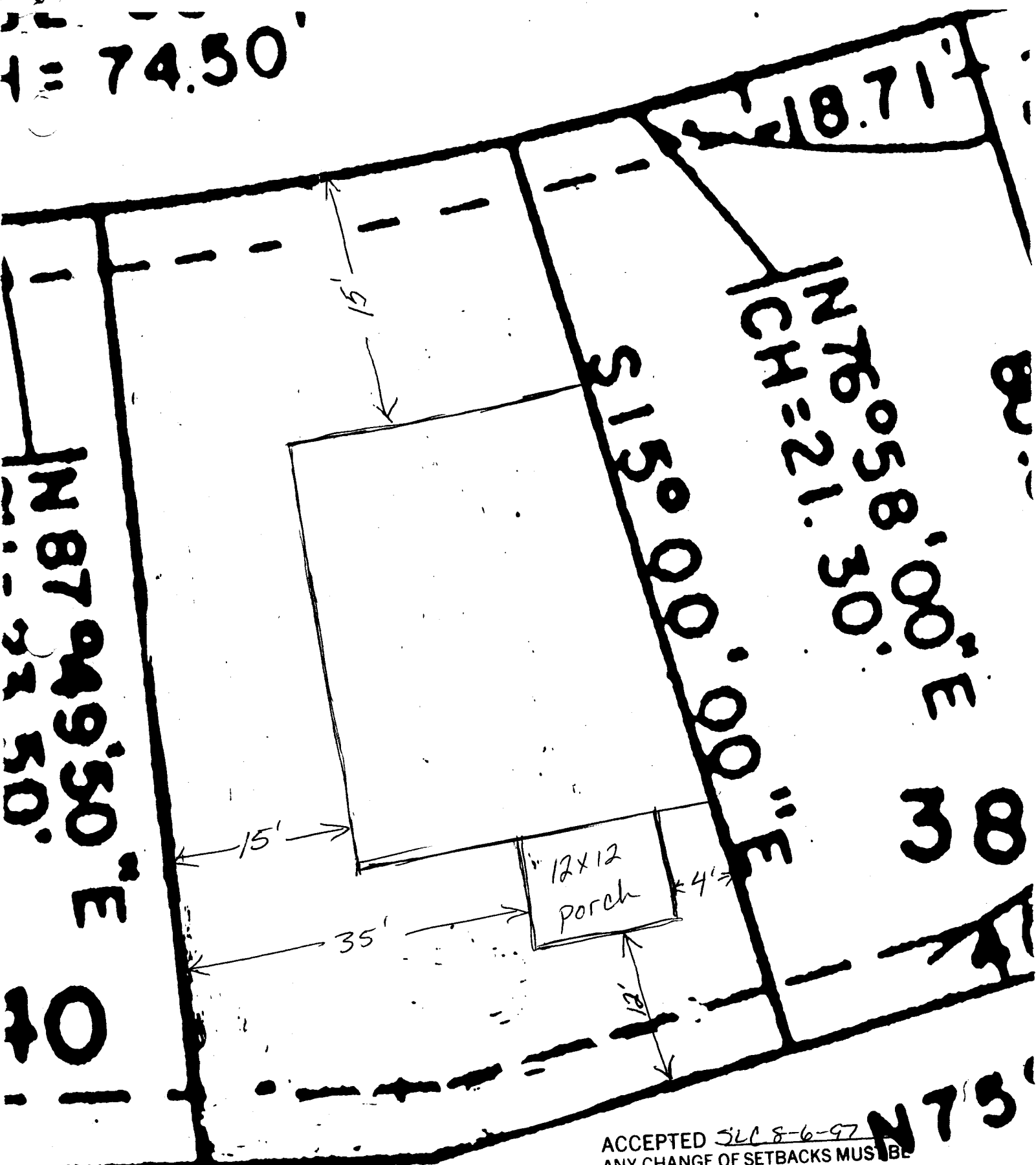
Applicant Signature Ches D Palmer Date 8-6-97  
 Department Approval [Signature] Date 8-6-97

Additional water and/or sewer tap fee(s) are required: YES --- NO ✓ W/O No. NO CHG IN USE  
 Utility Accounting [Signature] Date 8/4/97

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)

1 = 74.50'



ACCEPTED 5/11 8-6-97  
 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.

N 71.39' E

N 75'

74.50'

18.71'

N 87° 29' 50" E  
74.50'

70'

0° E 71.39'

T-100 "E"

N 75'

38

Amended SLA 8-13-97  
ACCEPTED SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
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N 76° 05' 8" E  
21.30'

1500.00' E

12x12 porch

Fence along easement

