

FEE \$	N/C
TCP \$	—
SIF \$	—



BLDG PERMIT NO. \_\_\_\_\_

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

BLDG ADDRESS 1861 PALISADE ST. TAX SCHEDULE NO. 2945-261-21-006  
 SUBDIVISION Orchard Mesa Hts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 18 LOT 17-19 SQ. FT. OF EXISTING BLDG(S) 864  
 (1) OWNER BARBARA G. SHAWCROFT NO. OF DWELLING UNITS  
JOSEPH L. SHAWCROFT BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2408 BROADWAY, GJ  
 (1) TELEPHONE 970-242-5959 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Joseph L. Shawcroft USE OF EXISTING BLDGS DWELLING  
 (2) ADDRESS 2408 BROADWAY, GJ DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 970-242-5959 Foundation Repair

**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 RME-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 Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 Maximum Height 36'  
 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 Joseph L. Shawcroft Date 4 Aug. 1998  
 Department Approval Santa Costello Date 8-9-98

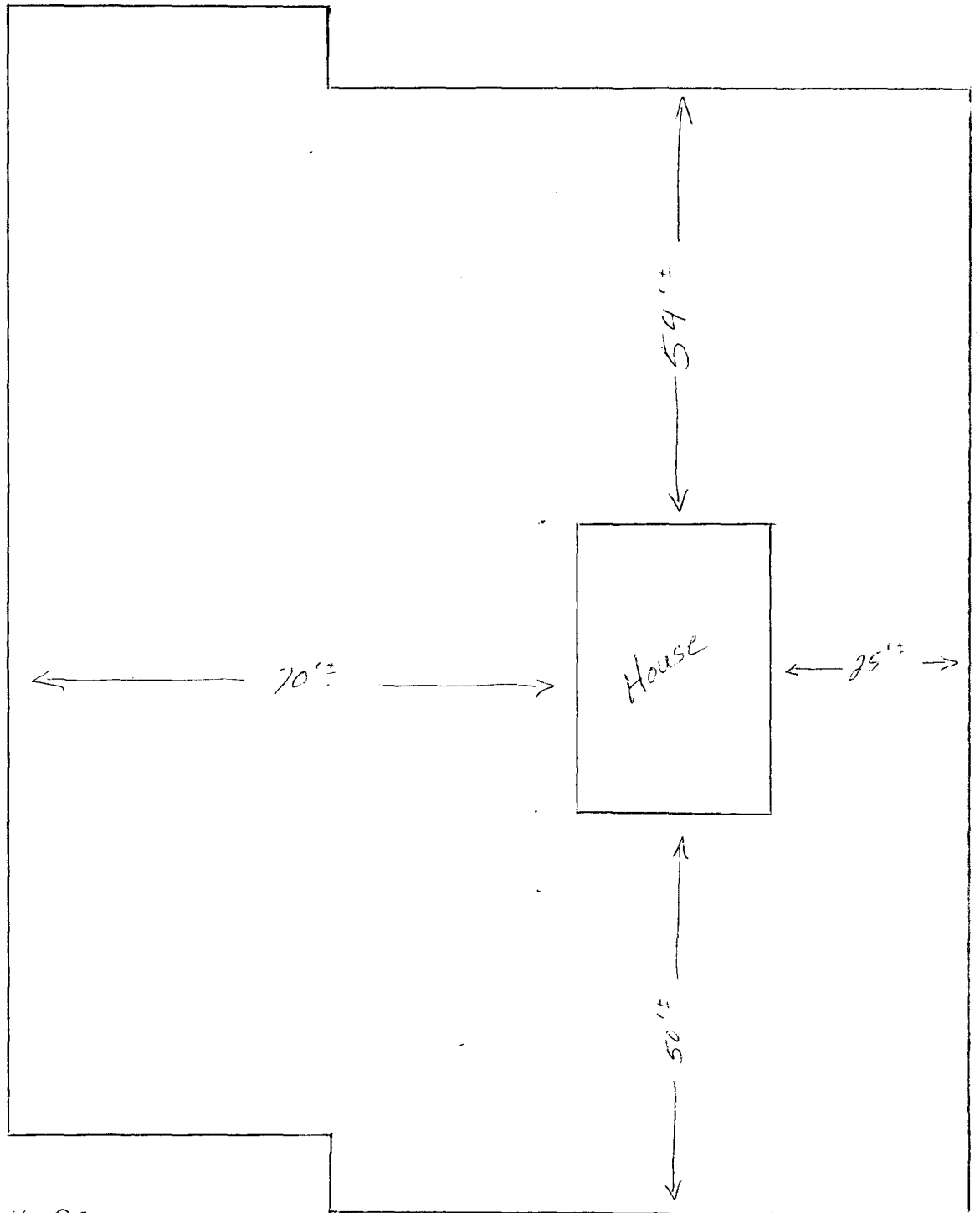
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 8/9/98

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)

*Not done  
 if not  
 planning  
 on doing  
 it. Advise  
 department.*



ACCEPTED SLC 8-4-98  
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.

Palisade