

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 83237



Your Bridge to a Better Community

BLDG ADDRESS 1806 Palmer St SQ. FT. OF PROPOSED BLDGS/ADDITION 931.2 #

TAX SCHEDULE NO. 2945-261-21-014 SQ. FT. OF EXISTING BLDGS 2574 #

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 3505.2 #

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

(1) OWNER Howard Fitzner NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 1806 Palmer St USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970 293-3754 DESCRIPTION OF WORK & INTENDED USE Add storage bedroom on second floor

(2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) remodel

(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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO N/A
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions MAX FAR. No more structures are allowed

No Kitchen Facilities Allowed! CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Howard Fitzner Date 2-4-2

Department Approval Clayton Gibson Date 2/5/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>Ruthie Kanner</u>	Date	<u>2-5-02</u>

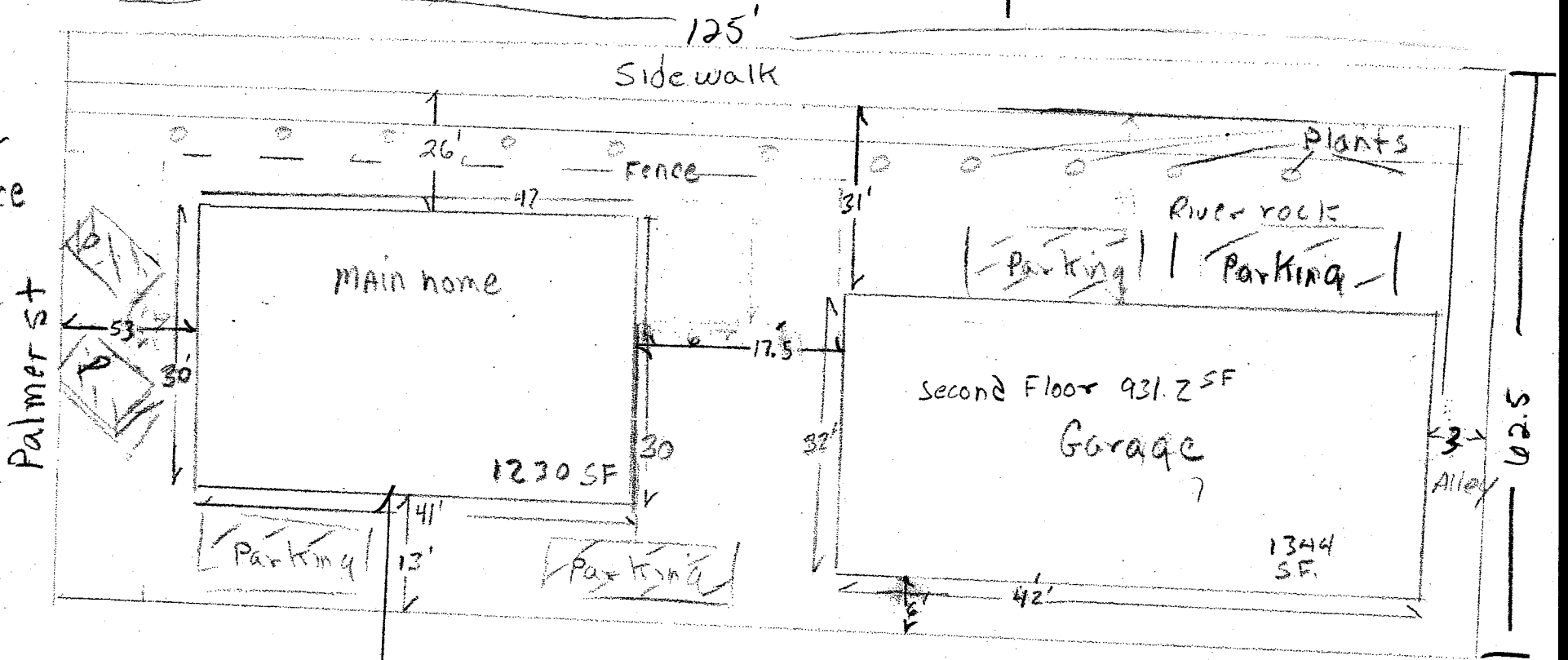
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

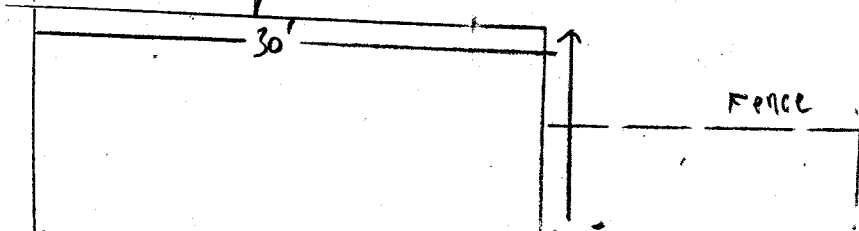
unaweed



1306
Palmer
Fitzner
Residence



Palmer st



17.5
53
4.2
11

53
42A
106
2/5/02

ACCEPTED *Laura Wilson*

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.

VISTA ENGS
DARE CHASE 2777