

FEE \$ <u>10.00</u>
TCP \$
SIF \$

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 88832



Your Bridge to a Better Community

70672-12016

BLDG ADDRESS 1733 PALMER ST SQ. FT. OF PROPOSED BLDGS/ADDITION 24x24 576 S.F.

TAX SCHEDULE NO. 2945-234-04-020 SQ. FT. OF EXISTING BLDGS 1250 S.F.

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1826 S.F.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 2 this Construction

(1) OWNER JANE M. PANTER

(1) ADDRESS 1733 PALMER ST

USE OF EXISTING BUILDINGS GARAGE

(1) TELEPHONE 970-263-8488

DESCRIPTION OF WORK & INTENDED USE GARAGE

(2) APPLICANT JANE M. PANTER

TYPE OF HOME PROPOSED:

\_\_\_\_ Site Built \_\_\_\_ Manufactured Home (UBC)

\_\_\_\_ Manufactured Home (HUD)

\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS SAME

(2) TELEPHONE SAME

**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 20/25 from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5/3 from PL, Rear 10/5 from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Jane M. Pantar

Date 4/22/03

Department Approval Ashu Wagon

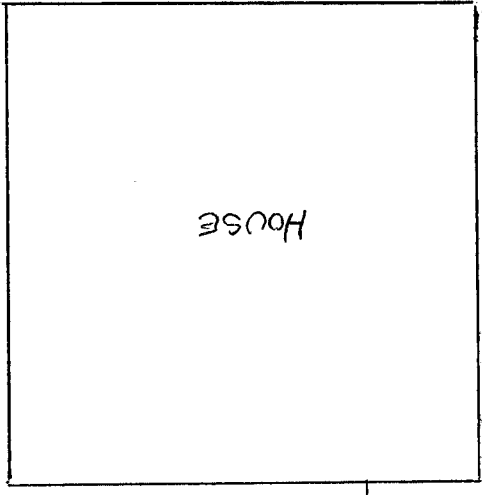
Date 4/22/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Murphy</u>		Date <u>4-22-03</u>	

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)

1733 PALMER ST.



ACCEPTED *Mike Oregon 4/29/03*  
 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.

8'5"



5'

7'

ALLEY

ALLEY