

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 79218



Your Bridge to a Better Community

BLDG ADDRESS 506 COURT RD. SQ. FT. OF PROPOSED BLDGS/ADDITION - 0 -

TAX SCHEDULE NO. 2943-073-~~269-117~~⁻³⁶⁻⁰⁰¹ SQ. FT. OF EXISTING BLDGS 750 SF (DEMO)

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 750 SF (DEMO)

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 0 this Construction

(1) OWNER JUNCTION BELL FEDERAL CREDIT UNION NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 0 this Construction

(1) ADDRESS 504 COURT RD. USE OF EXISTING BUILDINGS RESIDENCE & SHED

(1) TELEPHONE 242-3100 DESCRIPTION OF WORK & INTENDED USE DEMO HOUSE AND SHED FOR PARKING AREA

(2) APPLICANT PALISADE CONSTRUCTORS, INC. TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 695 36 ROAD, PALISADE, CO

(2) TELEPHONE (970) 464-7371

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 C-1 Maximum coverage of lot by structures

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES NO
 or from center of ROW, whichever is greater

Side 0' from PL, Rear 10' from PL Parking Req'mt

Maximum Height 40' Special Conditions

CENSUS 6 TRAFFIC 30 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 [Signature] Date 3/20/01

Department Approval [Signature] Date 3/28/01

Additional water and/or sewer tap fee(s) are required:	YES <u> </u>	NO <u> </u>	W/O No. <u> </u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/28/01</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)