

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

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

BLDG PERMIT NO. 87451



Your Bridge to a Better Community

BLDG ADDRESS 2648 Hollyhock Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 480

TAX SCHEDULE NO. 2945-022-15-001 SQ. FT. OF EXISTING BLDGS 800

SUBDIVISION Northfield Wats Minor TOTAL SQ. FT. OF EXISTING & PROPOSED 1280

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) OWNER David (Bryce) Palo

(1) ADDRESS 2648 Hollyhock Lane

(1) TELEPHONE 243-0077

USE OF EXISTING BUILDINGS Residential

(2) APPLICANT David (Bryce) Palo

DESCRIPTION OF WORK & INTENDED USE Addition-residential

(2) ADDRESS 2648 Hollyhock Lane

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 243-0077

**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 RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' / 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 15' / 3' from PL, Rear 30' / 5' from PL  
 Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS N/A 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).

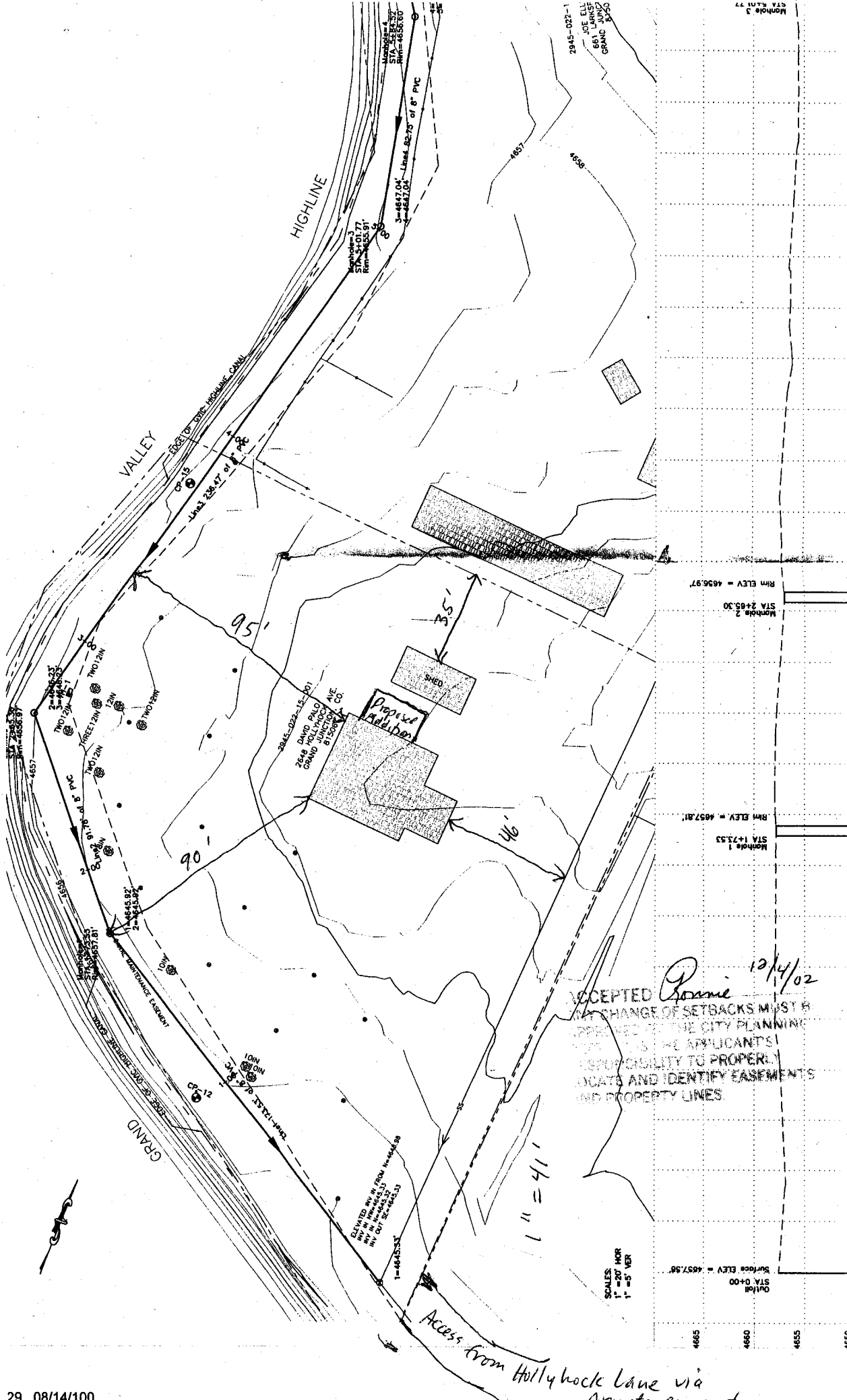
Applicant Signature [Signature] Date 12-4-02

Department Approval Ronnie Edwards Date 12/4/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge in case</u>
Utility Accounting <u>Marshall</u>	Date <u>12/4/02</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)



29, 08/14/100