

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 87728



Your Bridge to a Better Community

BLDG ADDRESS 1901 Palisade <sup>Street</sup> Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1,624 sq. ft.  
 TAX SCHEDULE NO. 2945-261-33002 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION 0 Cowders subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1624 sq. ft.  
 FILING \_\_\_\_\_ BLK ~~X~~ LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER STEVE KROEGER NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 537 Rim Drive USE OF EXISTING BUILDINGS DATA  
 (1) TELEPHONE 970-261-5852 DESCRIPTION OF WORK & INTENDED USE Manufactured Home  
 (2) APPLICANT Shawn Newton TYPE OF HOME PROPOSED: TB  
 (2) ADDRESS 316 Lake Road  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 970-248-9045  Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 13 TRAFFIC 80 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 1-16-03  
 Department Approval Gayleen Henderson Date 1-17-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15633</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/17/03</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)

ORCHARL  
HEIGHTS  
BLOCK 18

EAST AND WEST 15' OF PALISADE STREET  
VACATED BY ORDER DATED APRIL 21, 1949,  
IN BOOK 503 AT PAGE 70.

1-17-03 Daylen Henderson

DRIVE OK  
SH 1/17/03

FD #5 REBAR W/PLASTIC CAP (Lot 16)  
MRKD MUSGROVE LS 10386  
(POINT OF BEGINNING)

FD #5 REBAR W/AL CAP  
MRKD DH THOMPSON LS 18480

BACK N 89°30'28" W 139.58'

50.29' 27' 10 FT 5' UTILITY ESMT 89.29'

10 FT 10 FT 90.00'

139.58' 14' MULTI-PURP ESMT DEDICATED PER PLAT

LOT 2 AREA = 7828.51 sq ft 0.18 acres

LOT 1 AREA = 7935.11 sq ft 0.18 acres

115.00' 139.58' 58 FT

LOT 18

LOT 19

1861

115.00' 75.00'

5' UTILITY ESMT S 100°10'06" E 90.00'

47 FT

40' of Glenwood Ave. retained as Utility Esmt. and Ped. Access per Bk 2103 Pg. 771

25' INGRESS & EGRESS ESMT IN FAVOR OF LOTS 1 & 2

1901

15.00' 25.00'

S 89°30'41" E 81.75'

S 89°30'41" E 132.17'

GLENWOOD AVENUE (80')

VACATED AS PER ORDINANCE NO 2775

BOOK 2103 PAGE 771

RETAINED AS UTILITY EASEMENT & PEDESTRIAN ACCESS

ALLEY (20')

FRONT

20677

20677

1006' E

401.83'

7.45' E

401.70'

ROAD ROW 50.00'

PALISADE STREET

404

404