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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

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BLDG ADDRESS 1027 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 42.5 Sq Ft
TAX SCHEDULE NO. 2945-144-14-004 SQ. FT. OF EXISTING BLDGS 2835
SUBDIVISION GJ TOTAL SQ. FT. OF EXISTING & PROPOSED 2877.5 Sq Ft
FILING _____ BLK 109 LOT 748 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Mountain Wind + Ocean Breezes LLC NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS PO Box 675 Palisade Co. USE OF EXISTING BUILDINGS Residence
(1) TELEPHONE (970) 260-5550 DESCRIPTION OF WORK & INTENDED USE Adding a door to the enclosed entry way to the boiler room
(2) APPLICANT Mike Worley For Colleen Balak TYPE OF HOME PROPOSED:
(2) ADDRESS PO Box 675 Palisade Co Site Built _____ Manufactured Home (UBC) _____
_____ Manufactured Home (HUD) _____
(2) TELEPHONE (970) 260 4352 _____ 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 X
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 This PC is covering the existing PC that was issued on 9/15/03. This is a single family home.
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 Michael Worley Date 11/20/03
Department Approval Wanda Ragan Date 11/20/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>None</u>	Date	<u>11-20-03</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)