

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

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

BLDG PERMIT NO. _____

Building Address 1042 white Ave No. of Existing Bldgs 2 No. Proposed 0
 Parcel No. 2945-144-02-013 Sq. Ft. of Existing Bldgs 1100 Sq. Ft. Proposed 150
 Subdivision Grand Junction Sq. Ft. of Lot / Parcel 5000
 Filing _____ Block 87 Lot 21+22 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1500

OWNER INFORMATION:

Name Barbara + Larry Creasman
 Address 262 33 1/2 Rd.
 City / State / Zip Palisade, Co. 81526

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Larry Creasman
 Address 262 33 1/2 Rd
 City / State / Zip Palisade, Co. 81526
 Telephone 434 0530

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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) Permanent Foundation Required: YES _____ NO _____
 Side 5' / 3' from PL Rear 10' / 5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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 5-18-04
 Department Approval [Signature] Date 5-18-04

Additional water and/or sewer tap fees) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>5/18/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

