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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2648 Hollyhock Ln  
 Parcel No. 2945-022-15-001  
 Subdivision Northfield West Minor  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

No. of Existing Bldgs 1 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 1480 Sq. Ft. Proposed 1060  
 Sq. Ft. of Lot / Parcel 55,321  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) Existing - 910 / Additional proposed - 1300  
 Height of Proposed Structure 22 feet

**OWNER INFORMATION:**

Name David (Bryce) Palo  
 Address 2648 Hollyhock Lane  
 City / State / Zip Grand Junction, CO 81506  
243-0077

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Detached Garage with additional living space (bedroom and bathroom)  
 (includes concrete driveway just in front of garage)

**APPLICANT INFORMATION:**

Name Bryce Palo  
 Address 2648 Hollyhock Lane  
 City / State / Zip Grand Junction, Co 81506  
 Telephone 243-0077

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

NOTES: Detached Garage

**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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

DATE  
**APR 01 2005**  
 TB

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 3-31-05  
 Department Approval [Signature] Date 4-1-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>3/4/1/05</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)

