

FEE \$ 10.5  
 TCP \$ 0  
 SIF \$ 0

**PLANNING CLEARANCE**

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

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

18309-11747

Building Address 615 Viewpoint Dr.

No. of Existing Bldgs 2 No. Proposed 2

Parcel No. 2945-024-05-003

Sq. Ft. of Existing Bldgs 2633 Sq. Ft. Proposed 3,125

Subdivision View Point

Sq. Ft. of Lot / Parcel 31,416

Filing \_\_\_\_\_ Block 2 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 7,000 sq ft

**OWNER INFORMATION:**

Height of Proposed Structure 17'

Name Stephen R Mercham

**DESCRIPTION OF WORK & INTENDED USE:**

Address 615 Viewpoint Dr.

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

City / State / Zip Grand Jct., Co. 81501

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name James H. Palmer

- Site Built Addn  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

Address 640 35 1/2 Rd

*Addition of a 6' x 37' structure to the front of existing home. Utilization of Existing front porch to create a new larger kitchen and*  
 NOTES: *Drawn Area. Re-model at Master-Bath Area of House.*

City / State / Zip Palisade, Co. 81526

Telephone (970) 464-0122

**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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	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 James H Palmer Date Nov 3, 2005

Department Approval Baylen Henderson Date 11-3-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change in Use</u>
Utility Accounting <u>CM Cole</u>	Date <u>11/7/05</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)

137.11'

20' Utility & Irrigation Easement

→ N  
615 Viewpoint Dr.  
Lot 3

134' TW

21'0"

70'0"

GARAGE

Covered  
Porch

26'

GARAGE

119.22

Existing  
Porch  
Addition

DRIVEWAY

11-3-05  
ACCEPTED Gayleen Henderson  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

View Point Dr

225.03'

170

62'

136'

34' TW

40' TW

292.41'

11-14-05

137.11'

SH

Gayleen Henderson 20' Utility & Irrigation Easement

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

→ N  
615 Viewpoint Dr.  
Lot 3

225.03'

134' 7"

21'0"

70'0"

GARAGE

Covered Porch

26'

GARAGE

119.22

Existing Porch

Addition

195.14

170

12.18

11-3-05

ACCEPTED Gayleen Henderson  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Driveway

62'

34' 7"

40' 4"

135'

242.41'

View Point Dr