

FEE \$	10.00
TCP \$	—
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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 1830 PALISADE ST. No. of Existing Bldgs 2 No. Proposed 2  
 Parcel No. 2945-261-20-008 Sq. Ft. of Existing Bldgs 2140 Sq. Ft. Proposed 474  
 Subdivision Orchard Meadows Sq. Ft. of Lot / Parcel .324  
 Filing \_\_\_\_\_ Block 17 Lot 31-34 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 12 FT.

**OWNER INFORMATION:**

Name MYRON C. THOMPSON  
 Address 1830 PALISADE ST.  
 City / State / Zip GRAND JCT, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 242-3724

**\*TYPE OF HOME PROPOSED:**

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

NOTES: 1EA. ALL METAL CAR PORT  
12' X 32' X 12' H. + 9x10 shed

**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 25' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 3' from PL Rear 5' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Special Conditions TB  
 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 Myron C. Thompson Date 2-27-06  
 Department Approval Bethy Valdez Date 2-27-06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No.   
 Utility Accounting T. Bensusly Date 2/27/06

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)

(1830 PALISADE ST.)

← S N →

100'

FRONT

8'

(EXISTING)  
HOME

24' X 64'

140'

(NEW)  
GARPORT  
12' X 32'

2'

(EXISTING)  
GARAGE  
24' X 36'

5'

(NEW)  
SHED  
9' X 10'

5'

← ALLEY →