

FEE \$ <u>10⁰⁰</u>
TCP \$
SIF \$

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 12050-0

Building Address 1819 Palisade St. G.J. 81503
 Parcel No. 2945-261-21003
 Subdivision Orchard mesa Heights
 Filing _____ Block 18 Lot 5,6,7

No. of Existing Bldgs 3 No. Proposed ~~3~~ 0
 Sq. Ft. of Existing Bldgs 6,312⁰ Sq. Ft. Proposed 78⁴
 Sq. Ft. of Lot / Parcel 10,500⁴
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~770~~ 1,390
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name Anita Grey
 Address 1819 Palisade St.
 City / State / Zip Grand Jet. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Nick A. Lobato
 Address 2489 South Broadway
 City / State / Zip Grand Junction, Co 81507
 Telephone 970-250-8926

***TYPE OF HOME PROPOSED:**

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

NOTES: adding bathroom but still
single family home

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 PLANNING STAFF		
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>40%</u>	
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>/</u> NO <u>/</u>	
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES <u>/</u> NO <u>/</u>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____	
Voting District _____	Driveway Location Approval _____	Special Conditions _____
	(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Nick A. Lobato Date _____
 Planning Approval Wendy Spurr Date 3/23/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. sewer / water
Utility Accounting <u>On Me</u>	Date <u>3/23/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1819 Palisade St



953 UNAWEEP AVE

140' Deep

New Room
6' x 13'

1819 PALISADE ST

1857 PALISADE ST

75' wide

79'-00"

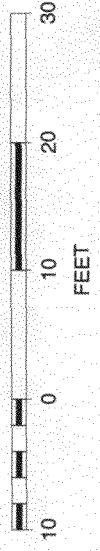
38'-00"

8' x 8'

Garage
16' x 24'

10' x 12'

SCALE 1 : 177



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

