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

BLDG PERMIT NO. _____

Building Address 1835 Palisade Street

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-261-21-004

Sq. Ft. of Existing Bldgs 1176 Sq. Ft. Proposed 576

Subdivision Orchard Mesa Heights

Sq. Ft. of Lot / Parcel 7056

Filing _____ Block 18 Lot 8+9

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1752

OWNER INFORMATION:

Height of Proposed Structure 13'-0"

Name Sevaughn Huntington

DESCRIPTION OF WORK & INTENDED USE:

Address 1835 Palisade Street

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 24' x 24' Garage Detached

City / State / Zip Grand Junction CO 81503

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Mor Storage Sales

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

Address 3010 I-70 Business Loop

City / State / Zip Grand Jet CO 81504

NOTES: _____

Telephone (470) 254-0460

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 R-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20/25 from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 5/3 from PL Rear 10/5 from PL

Floodplain Certificate Required: YES _____ NO X

Maximum Height of Structure(s) _____

Parking Requirement _____

Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Special Conditions _____

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 James [Signature] Date 04-07-10

Planning Approval Pat [Signature] Date 4/12/10

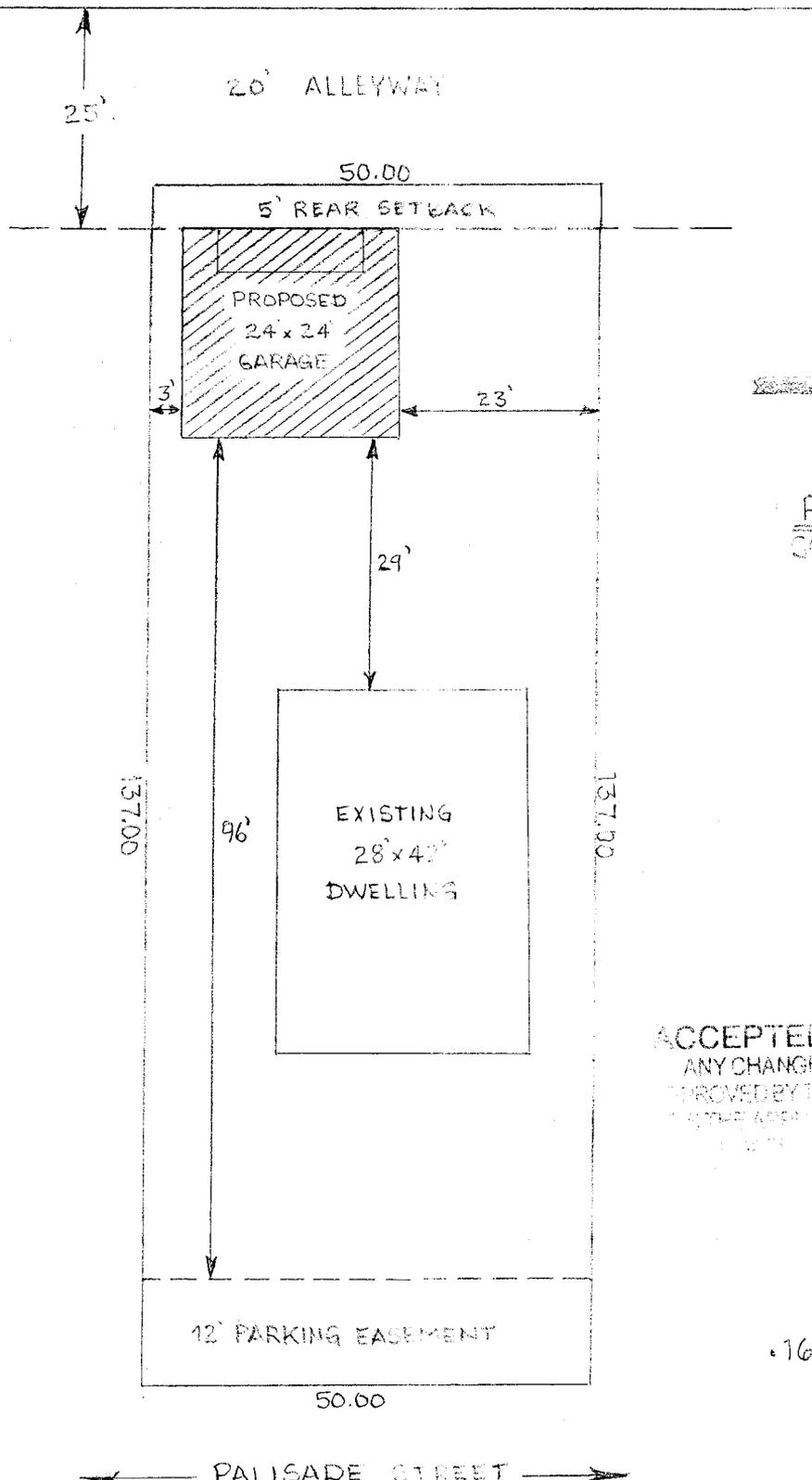
Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.

Utility Accounting [Signature] Date 4/12/10

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)

SEVAUGHN HUNTINGTON
1835 PALISADE STREET
GRAND JUNCTION CO. 81503

ORCHARD TERRACE 08100
BLOCK 18 LOTS 8+9



PLOT PLAN
SCALE: 1"=20'

ACCEPTED *Pat Dunlap 4/12/10*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
THE APPLICANT ACCEPTS RESPONSIBILITY TO
THE CITY OF GRAND JUNCTION FOR THE
ACCURACY OF THIS INFORMATION.

.162 ACRES