

# Planning Clearance – Type 3



## Single Family Residential and Accessory Structures

Building/Lot Address \_\_\_\_\_

Parcel No. \_\_\_\_\_

### Owner Information:

Name \_\_\_\_\_

Address \_\_\_\_\_

City/ State/ Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

### Applicant or Contractor Information:

Name \_\_\_\_\_

Address \_\_\_\_\_

City/ State/ Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Sq. Ft. of Lot/ Parcel \_\_\_\_\_

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

Height of Proposed Structure \_\_\_\_\_

### DESCRIPTION OF WORK AND INTENDED USE:

- New Single Family Home
- Addition
- Garage or Shed
- Driveway or Sidewalk
- Other (please specify) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REQUIRED: One map, 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. See 'required fees and/or documentation' on following page.**

## Considerations for Review

Zone \_\_\_\_\_

### Setbacks:

Front \_\_\_\_\_ (int)Side \_\_\_\_\_ (street)side \_\_\_\_\_

Rear \_\_\_\_\_

Maximum Height Allowance \_\_\_\_\_

Driveway Location Approval \_\_\_\_\_

On / Off Site Improvements Required<sup>1</sup> \_\_\_\_\_

First Floor 12" over ext. grade

Siding Approval

Roofing /pitch/ overhang

Covered Porch 40% of front and min 6' deep

Special Conditions \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Fees Due:

\_\_\_\_\_

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## Required Fees and/ or Documentation Checked items required. To be completed by Planning Dept.

<input type="checkbox"/> Planning Clearance Fee	Please refer to current fee schedule _____
<input type="checkbox"/> Plot Plan	_____
<input type="checkbox"/> Property Survey	_____
<input type="checkbox"/> Sewer Tap Fee (# needed _____)	Please submit Utility Request Form _____
<input type="checkbox"/> Water Tap Fee (# needed _____)	Please submit Utility Request Form _____
<input type="checkbox"/> Transportation Impact Fee	Please refer to current fee schedule _____
<input type="checkbox"/> School Land Dedication Fee	Please refer to current fee schedule _____
<input type="checkbox"/> Open Space or Fee in Lieu	Please refer to current fee schedule _____
<input type="checkbox"/> Development Improvement Agreement	Please see Town Planner _____
<input type="checkbox"/> Property Deed or Proof of Ownership	_____
<input type="checkbox"/> Storm Water Construction Permit	521 Drainage Authority (970) 263-8201 _____
<input type="checkbox"/> Required Improvements form	_____
<input type="checkbox"/> Project Review Master Sheet	_____

Useful Information for your project can be found in the Palisade Land Development Code in the following sections:

Single Family Homes: Sections 2.5.1, 2.6.5 and 3.3.1,

Accessory Structures: Sections 2.3.8.7 and 3.7

Corner Lots: Section 2.3.8.8

Driveways: Section 4.6.4

For more information please refer to the Administrative Handbook on Land Use. Online versions of the Land Development Code and the Handbook are available at: [http://www.townofpalisade.org/town\\_plan.htm](http://www.townofpalisade.org/town_plan.htm).

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 may result in legal action, which may include but not necessarily be limited to non-use of the building(s). I acknowledge the accuracy of any plot plan provided and further acknowledge that the burden for the accurate placement of any improvements is my sole responsibility.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Planning Approval \_\_\_\_\_ Date \_\_\_\_\_

**\*Call before you DIG! Dial 811 for the Utility Notification Center of Colorado (UNCC)**

<sup>i</sup> According to the Palisade Land Development Code section 7.9.5, dedications and improvements off site may be required. Required improvements will be specified in a Required Improvements (R.I.) form.