



TOWN OF PALISADE COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING CLEARANCE: MINOR/MAJOR SUBDIVISION

PERMIT ADDRESS/PARCEL NO. _____ DATE: _____

OWNER INFORMATION:	APPLICANT/ CONTRACTOR INFORMATION:
<input type="checkbox"/> Check box if owner/applicant are the same	
Name:	Name:
Address:	Address:
Phone Number:	Phone Number:
Email:	Email:

APPLICATION:	FEES:*
<input type="checkbox"/> Minor Subdivision	\$400.00
<input type="checkbox"/> Major Subdivision – Concept Plan	N/A
<input type="checkbox"/> Major Subdivision – Preliminary Plat	\$400.00
<input type="checkbox"/> Major Subdivision – Final Plat (_____ Phase)	\$600.00 (+\$10.00/Lot)

**Listed fees do not include any additional charges for legal/engineering review, mailings, or recording costs.*

ADDITIONAL FEES:	
Business License (if applicable, \$10/day, \$50/calendar year)	
Sewer Fees (Number needed _____, tap size _____)	
Water Fees (Number needed _____, tap size _____)	
School Land Dedication Fee	
Transportation Impact Fee	
Fee in Lieu of Open Space Requirement	

TOTAL FEES DUE:

REQUIRED DOCUMENTS

Required Documents:

- | | |
|---|---|
| <input type="checkbox"/> Letter of Intent (<i>include basis of request and approval criteria</i>) | <input type="checkbox"/> Civil Plans |
| <input type="checkbox"/> Scaled Site Plan (<i>setbacks, dimensions, heights, property easements, right-of-ways, etc.</i>) | <input type="checkbox"/> Landscaping Plan |
| <input type="checkbox"/> Property Survey | <input type="checkbox"/> Parking Plan |
| <input type="checkbox"/> Subdivision Boundary Survey | <input type="checkbox"/> Irrigation Plan |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Lighting Plan |
| <input type="checkbox"/> HOA Covenants/Restrictions | <input type="checkbox"/> Utility Plan |
| | <input type="checkbox"/> Pedestrian Plan |
| | <input type="checkbox"/> Phasing Plan |

ACKNOWLEDGMENT

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 is not 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 structure is the applicant(s) sole responsibility.

Applicant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Useful information for your project can be found within the Town of Palisade Land Development Code. The online version is available at:

<http://townofpalisade.org/departments/community-development/land-development-code>

Mesa County Building Department: 200 S. Spruce Grand Junction, CO 81501, 970-244-1631

STAFF NOTES: