

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 79832



Your Bridge to a Better Community

BLDG ADDRESS 811-27 1/2 Road SQ. FT. OF PROPOSED BLDGS/ADDITION ~~5254~~ 4630  
 TAX SCHEDULE NO. 2701-253-06-007 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION Nunnery TOTAL SQ. FT. OF EXISTING & PROPOSED ~~5254~~ 4630  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2  
 NO. OF DWELLING UNITS:  
 Before: -0- After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: -0- After: 1 this Construction  
 (1) OWNER Forrest Holgate  
 (1) ADDRESS 2936-6 Rd  
 (1) TELEPHONE 243-6270  
 (2) APPLICANT Forrest Holgate  
 (2) ADDRESS 2936-6 Rd  
 (2) TELEPHONE 243-6270  
 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE Residential  
 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 BSF-1 Maximum coverage of lot by structures 20%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 16 TRAFFIC 13 ANNEX# \_\_\_\_\_

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 Forrest Holgate Date 5-11-01  
 Department Approval John Wagner Date 5/11/01

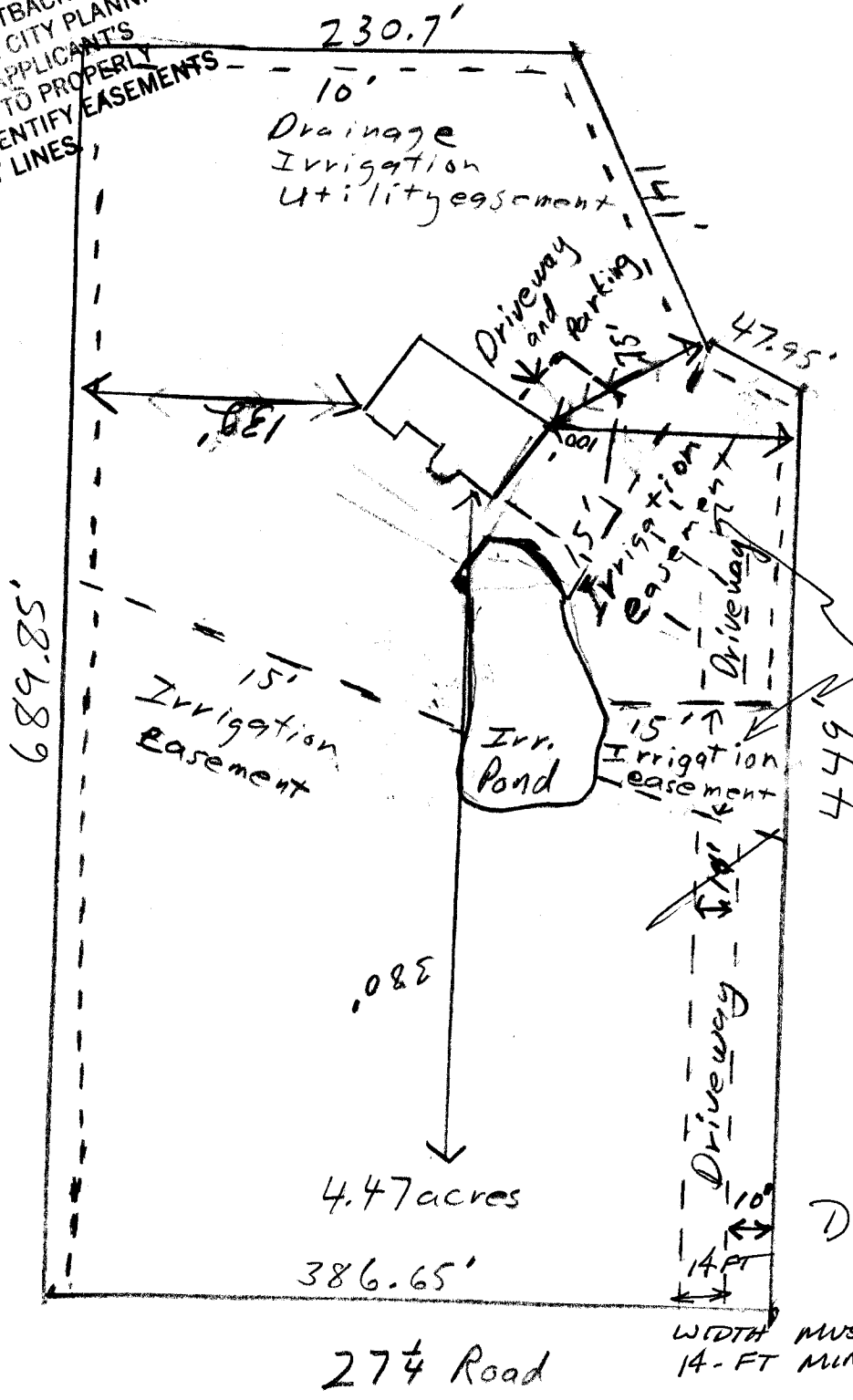
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>Septic new</u>
Utility Accounting	<u>Cottie Kanavel</u>		Date <u>5-11-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5/11/01

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



DRAINAGE  
CAN NOT BE  
ALTERED



DRIVE OK AS  
AMENDED.

*ORL*  
5/11/01

811-27 1/4 Road  
Forrest Holgate  
243-6270