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

BLDG PERMIT NO. _____

Building Address 2940 - G Rd
 Parcel No. 2705-323-01-002
 Subdivision David Foster Minor Subdivision
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 5 No. Proposed 4
 Sq. Ft. of Existing Bldgs 6840 Sq. Ft. Proposed 5640
 Sq. Ft. of Lot / Parcel 142441
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Forrest Holgate
 Address 2936 - G Rd
 City / State / Zip Grand Junction CO 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Demolition of old house

APPLICANT INFORMATION:

Name Owner
 Address Owner
 City / State / Zip Owner
 Telephone 970-243-6270

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>RSF-R</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Demoling old house</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	

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 11-22-04
 Department Approval Misha Wagon Date 11-23-04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>D Overholt</u> Date <u>11/23/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)