

FEE \$	10.00
TCP \$	0
SIF \$	29200

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

BLDG PERMIT NO. 76940



Your Bridge to a Better Community

BLDG ADDRESS 2037 F 3/4 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1900

TAX SCHEDULE NO. 2947-152-30.011 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Ind. Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1900

FILING 2 BLK 1 LOT 6 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Erill & Shari Speer NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 2833 Quincey Ct. #10 USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 241-8182 DESCRIPTION OF WORK & INTENDED USE "

(2) APPLICANT ACCI 2000 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PO Box 511 Clifton

(2) TELEPHONE 1704183000

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 PD Maximum coverage of lot by structures 6000sqft

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1402 TRAFFIC 88 ANN# _____

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 Williams Date 9-18-00

Department Approval C. Fay Johnson Date 9-25-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13412</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/25/00</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)

Proposed Plot Plan

N ↑

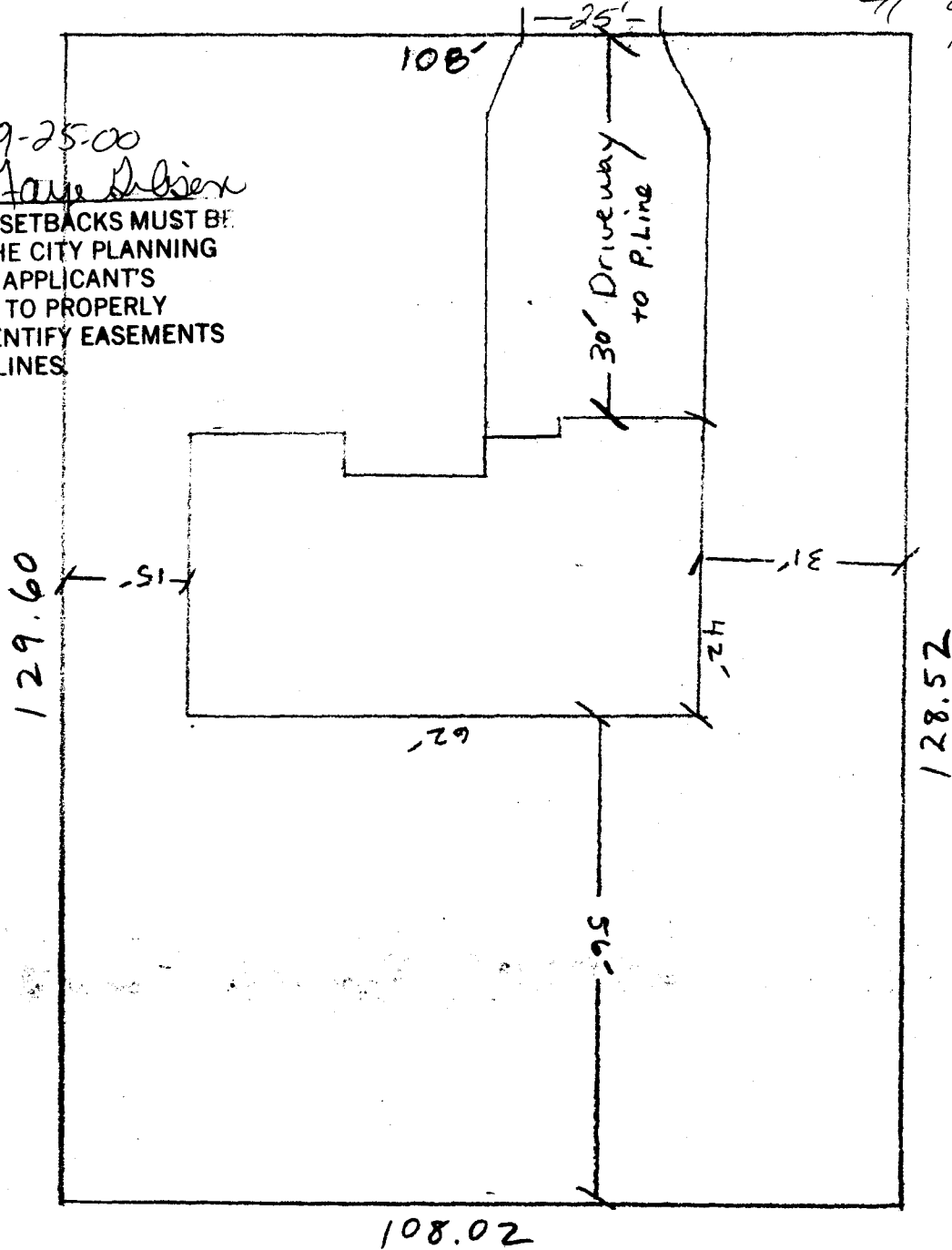
2037

F 3/4 road

DRIVE OK

SH 9/22/00

9-25-00
ACCEPTED *Clay Wilson*
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.



Indepence Ranch
Filing 2 Blk 1 Lot 6
(Not to Scale)