

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 282049



Your Bridge to a Better Community

BLDG ADDRESS 2054 Spur Cross Road SQ. FT. OF PROPOSED BLDGS/ADDITION 2,500
 TAX SCHEDULE NO. 2947-151-37-014 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2,500
 FILING 6 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Todd Holgate NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2936 G Road USE OF EXISTING BUILDINGS Single Family Residence
 (1) TELEPHONE (971) 243-1165 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Todd Holgate TYPE OF HOME PROPOSED:
 (2) ADDRESS " Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE " _____ 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 PP Maximum coverage of lot by structures 35%
 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 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).

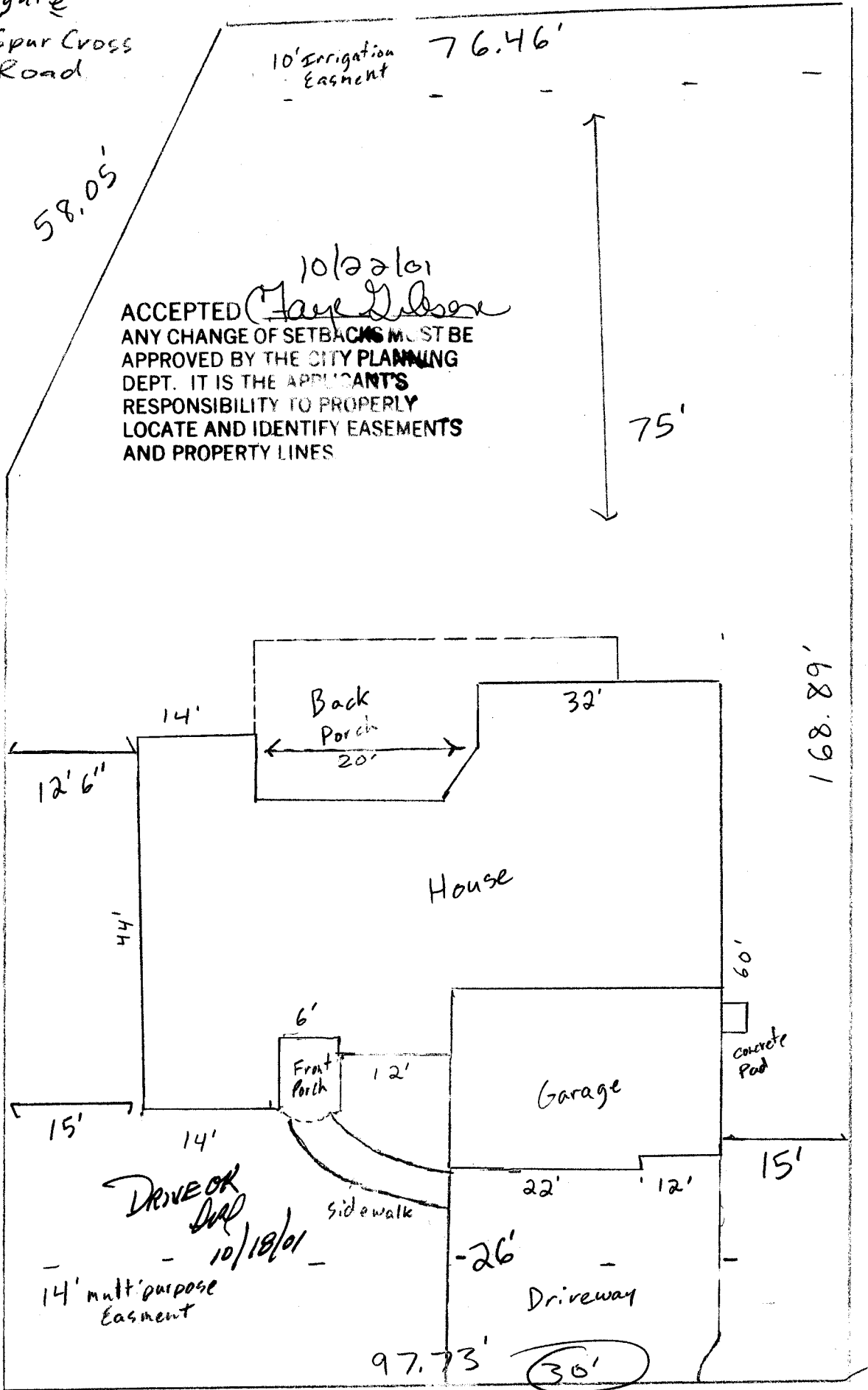
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Todd Holgate Date 10-18-01
 Department Approval C. Faye Wilson Date 10/22/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14328</u>
Utility Accounting <u>Kate Esberry</u>	Date <u>10/22/01</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)

Todd Holgate
2054 Spur Cross
Road



10/22/01
ACCEPTED *May 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

109.48'

10' Irrigation Easement 76.46'

75'

168.89'

14' multi-purpose Easement

DRIVEWAY

10/18/01

97.73'

30'

Spur Cross Road