

FEE \$ <u>10.00</u>
TCP \$
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 79679



Your Bridge to a Better Community

BLDG ADDRESS 2056 Spur Cross Road SQ. FT. OF PROPOSED BLDGS/ADDITION 2,500
 TAX SCHEDULE NO. 2947-151-37-014 SQ. FT. OF EXISTING BLDGS 6
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2,500
 FILING 6 BLK 3 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Forrest Holgate NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2936 G Road USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 243-6270 DESCRIPTION OF WORK & INTENDED USE Single Family Residential home
 (2) APPLICANT Todd Holgate TYPE OF HOME PROPOSED:
 (2) ADDRESS 2936 G Road Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 243-1165 _____ 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 PD 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 89 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 Todd Holgate Date 4-27-01
 Department Approval [Signature] Date 5/1/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13944</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/1/01</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)

101.49

ACCEPTED *Yishi Wang* 5/1/01
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.

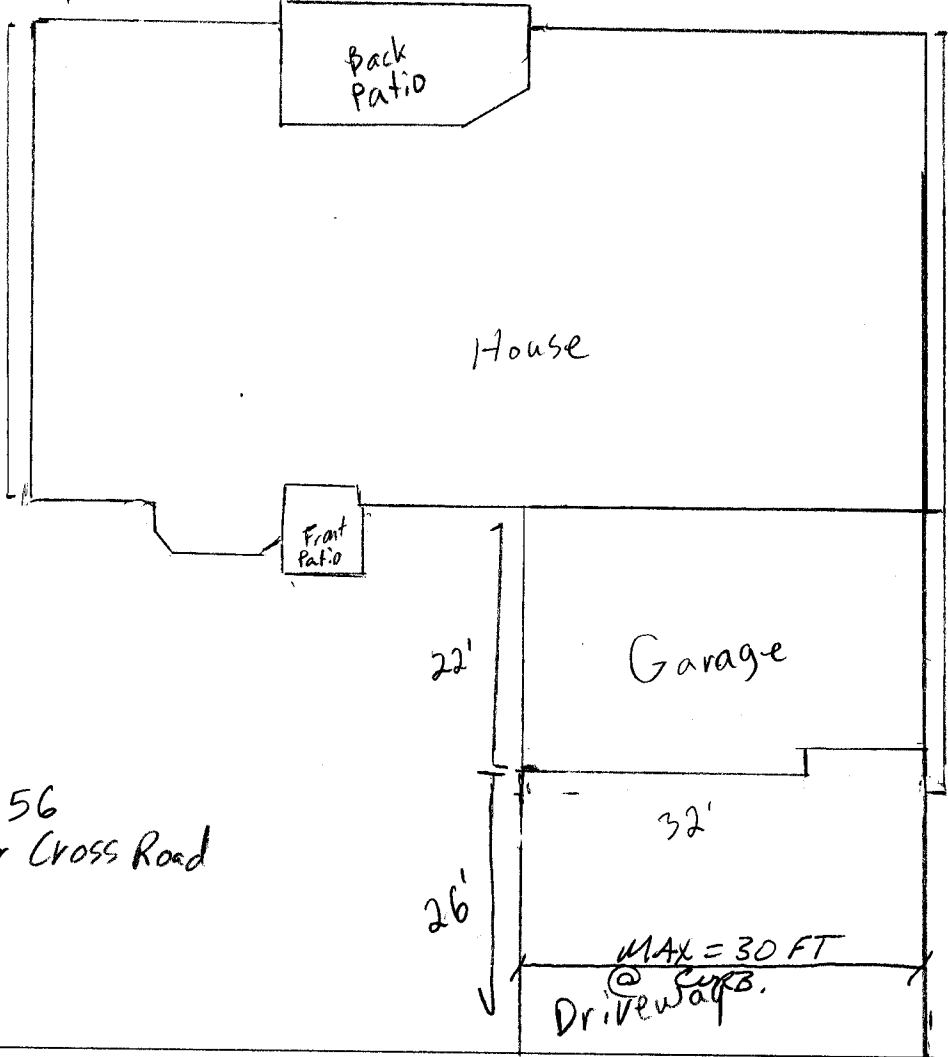
PLS SHOW MODIFICATION TO MEET 30-FOOT MAX WIDTH STP.
DATE 5/1/01

84'

70'

168.89

168.75



14'

2056
Spur Cross Road

22'

Garage

32'

26'

MAX = 30 FT
@ CURB.
Driveway

105.72

Spur Cross Road