

FEE \$	10.00
TCP \$	None
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87313



Your Bridge to a Better Community

BLDG ADDRESS 2061 Spur Cross, G.J. 81503 SQ. FT. OF PROPOSED BLDGS/ADDITION ~~3177~~ 4490

TAX SCHEDULE NO. 2947-151-43-002 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED ~~3177~~ 4490

FILING 6 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Ron & Debbi Rodgers NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 5301 S. Superstition Mtn Rd. PMB 474 - Gold Canyon AZ 85218 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 480-671-3907 DESCRIPTION OF WORK & INTENDED USE New S/F Residence

(2) APPLICANT RED HART CONST TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC) UBC
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2320-E 1/2 Rd. G.J. 81503 DEC 02 2002

(2) TELEPHONE 234-0822

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 PO 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 25' 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 Daniel R. Gumbert Date 11-18-02

Department Approval NA C. Jay Gibson Date 12/2/02

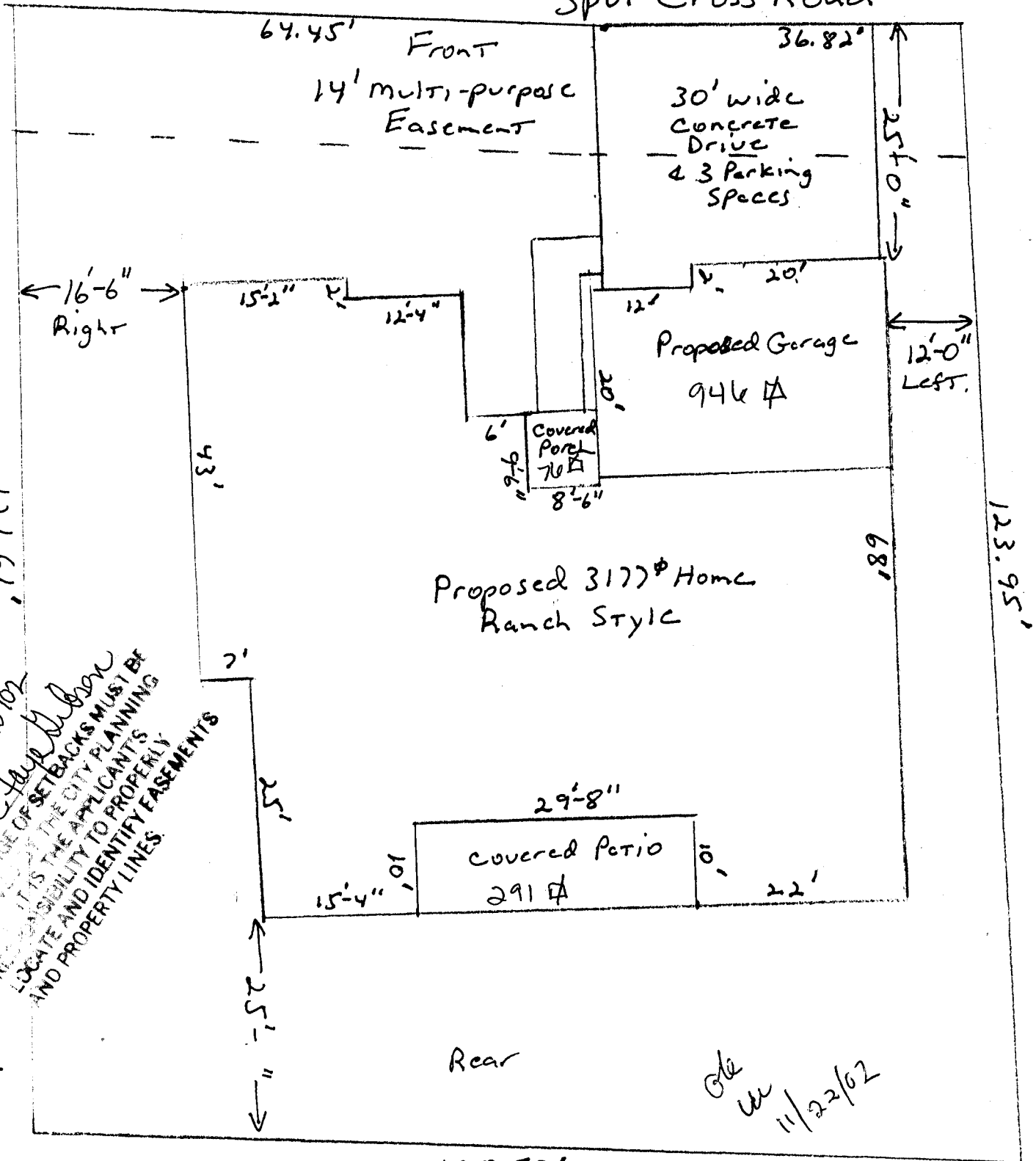
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15526</u>
Utility Accounting	<u>U. Bensley</u>		Date <u>12/2/02</u>

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)

Site Plan - 2061 Spur Cross -
 Independence Ranch - Lot 7 BIK 2 Filing 6
 2947-151-43-007

Spur Cross Road



Owners - Ron & Debbie Rodgers
 Contractor -
 RED HART Const
 2320 - E 1/2 Rd
 G.S. CO 81503
 234-0822

Setbacks	Front	Left	Right	Rear	Min	Actual
					25'	25'
					10'	12'
					10'	16'-6"
					25'	25'-4"

13,510