

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

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

BLDG PERMIT NO. 89189



Your Bridge to a Better Community

BLDG ADDRESS 2053 Spur Cross SQ. FT. OF PROPOSED BLDGS/ADDITION 3363

TAX SCHEDULE NO. 2947-151-43-003 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 3363

FILING 6 BLK 2 LOT 3

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Burdette

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2055 Spur Cross

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 245-5513

DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT FISHER CONST.

TYPE OF HOME PROPOSED:

(2) ADDRESS 653 20 1/2 RD G.J.

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

(2) TELEPHONE 234-6800

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 1902 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).

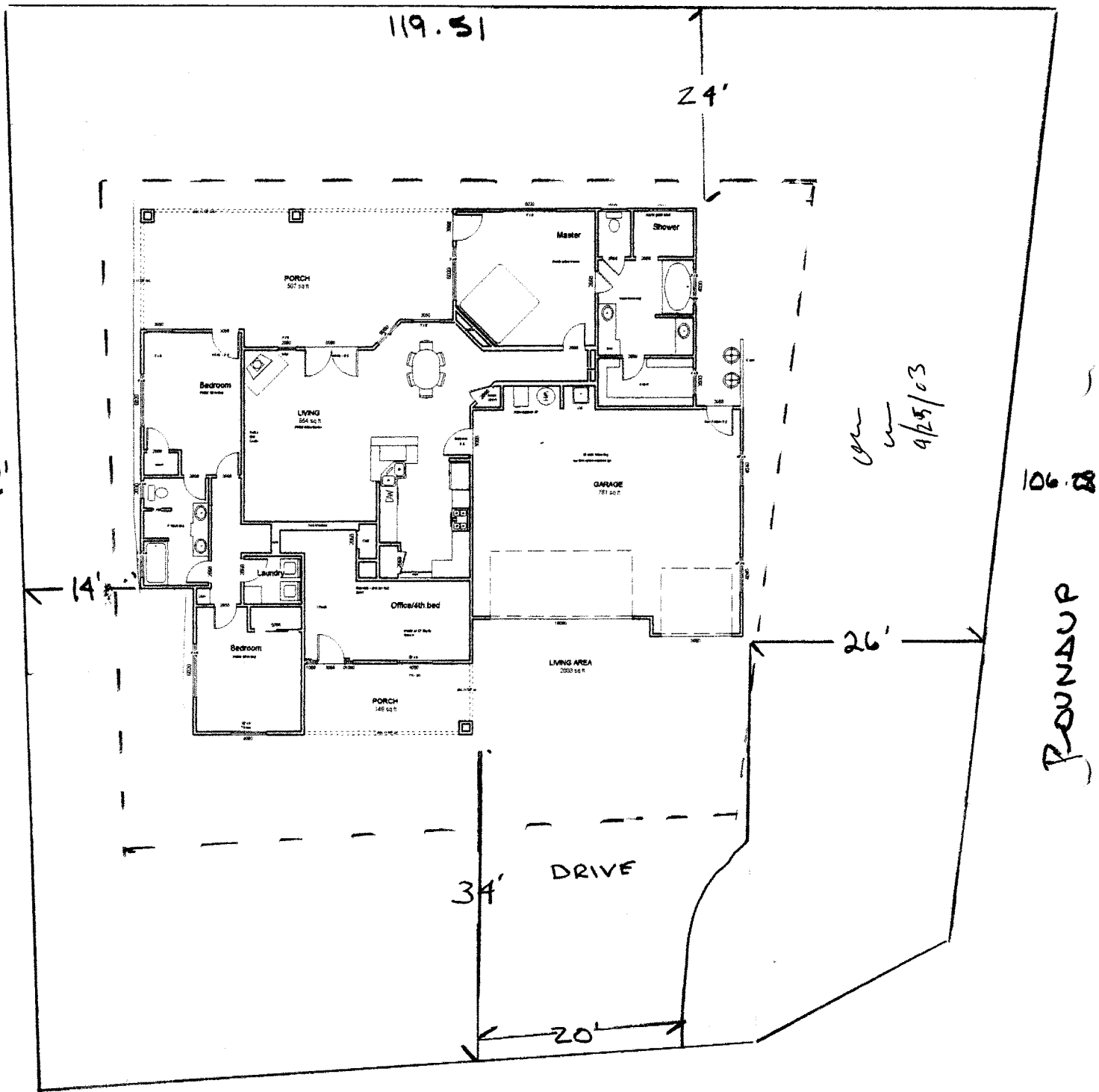
Applicant Signature Fisher Date 4/18/03

Department Approval C. Jay Gibson Date 4/29/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>159 81</u>
Utility Accounting	<u>OK</u>	Date <u>4/29/03</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)



ACCEPTED *4/29/03*
A. Fayerherber
 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.

SPUR CROSS