

FEE \$ 10.00
 TCP \$ ~~500.00~~
 SIF \$ 292.00

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

BLDG PERMIT NO. _____



Building Address 2059 Spur Cross ⁸¹⁵⁰³
 Parcel No. 2947-151-43-006
 Subdivision Independence Ranch
 Filing 6 Block 2 Lot 6

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 3973 w/ Garage
 Sq. Ft. of Lot / Parcel approx 12,600
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4279 + 800 Drive

OWNER INFORMATION:

Name R.J. Rodgers
 Address 5301 Superstition Mtn Rd. #104
 City / State / Zip PMB 474 - Gold Canyon AZ 85218

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name RED HART CONST (Dan)
 Address 2320 - E 1/2 Rd.
 City / State / Zip Grand Jet, CO 81503
 Telephone 234-0822

***TYPE OF HOME PROPOSED:**

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

NOTES: New S/F Ranch style w/ 3 car attached garage

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 ~~R1~~ PD Maximum coverage of lot by structures ~~50%~~

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____

Side 10' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions _____

Voting District A Driveway Location Approval _____
 (Engineer's Initials)

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).

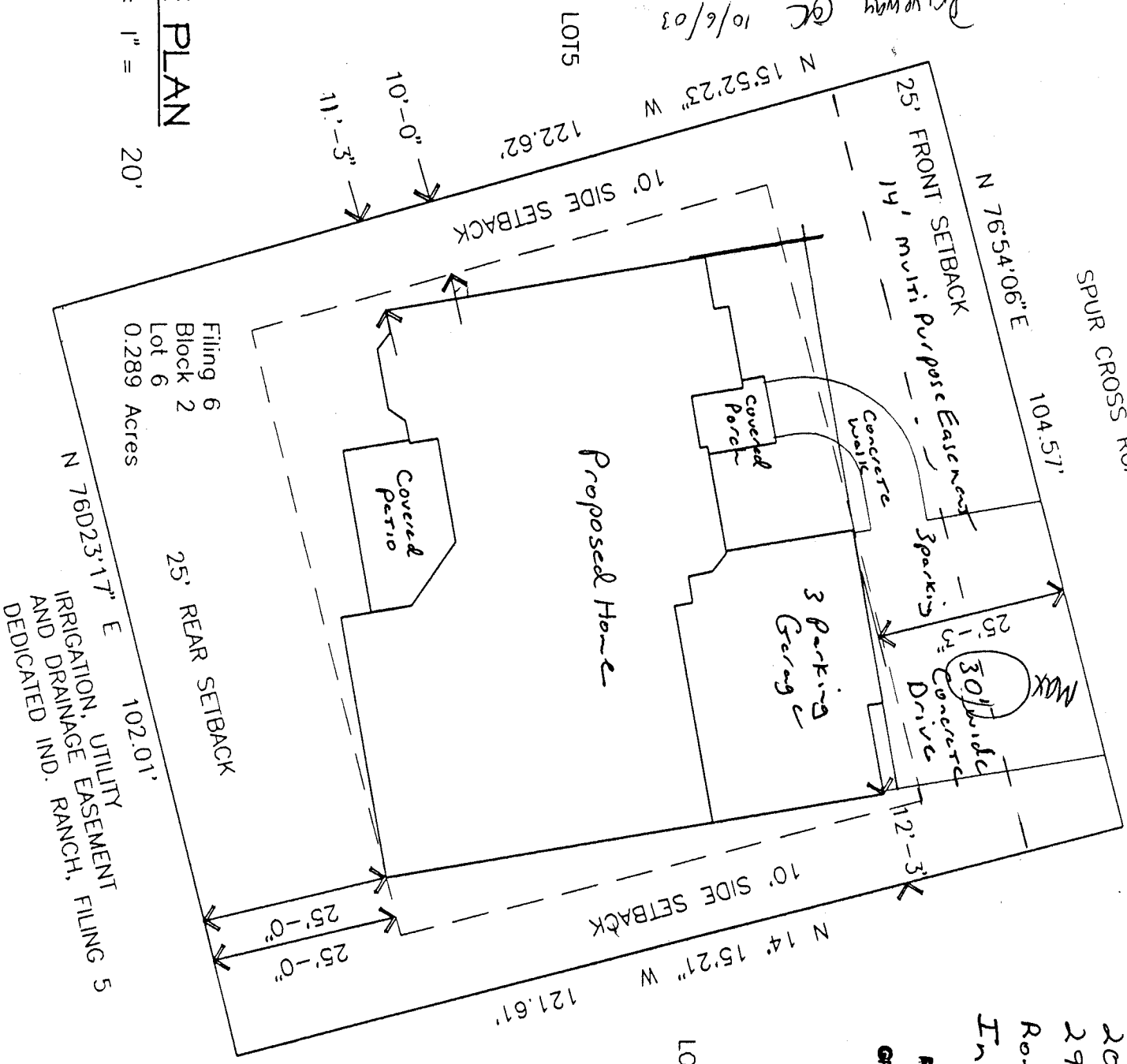
Applicant Signature Daniel R Hart Date 10-5-03
 Department Approval J. Hayden Henderson Date 10-7-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6630</u>
Utility Accounting <u>L. Konner</u>	Date <u>10-7-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SITE PLAN
SCALE: 1" = 20'



Driving way GC 10/6/03
Courtesy [unclear]

Filing 6
Block 2
Lot 6
0.289 Acres

IRRIGATION, UTILITY
AND DRAINAGE EASEMENT
DEDICATED IND. RANCH, FILING 5

SPUR CROSS ROAD

Proposed House

LOT 7

Site Plan
2059 Spur Cross
2947-151-43-006
Ron & Debbie Rodgers
Independence Ranch

RED HART CONSTRUCTION, INC.
2320 E 1/2 ROAD
GRAND JUNCTION, CO 81503-4405
(970) 244-8975

10-7-03
[Signature]
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. AND THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.