

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

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

BLDG PERMIT NO. 79772



Your Bridge to a Better Community

BLDG ADDRESS - 2052 Spur Cross SQ. FT. OF PROPOSED BLDGS/ADDITION 1980
TAX SCHEDULE NO. 2947-151-44-001 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Ind. Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1980
FILING 286 BLK 3 LOT 1
NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) OWNER Roemer
(1) ADDRESS 613 Mesa Valley Dr.
(1) TELEPHONE 434-700784
(2) APPLICANT ACCI
(2) ADDRESS PO Box 511 81520
(2) TELEPHONE 434-7808
USE OF EXISTING BUILDINGS ~~RES~~ N/A
DESCRIPTION OF WORK & INTENDED USE WN Res
TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 X 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 S Williams Date 5/7/01
Department Approval C. Fayne Gibson Date 5/9/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13955</u>
Utility Accounting <u>Chart</u>		Date <u>5/9/01</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)

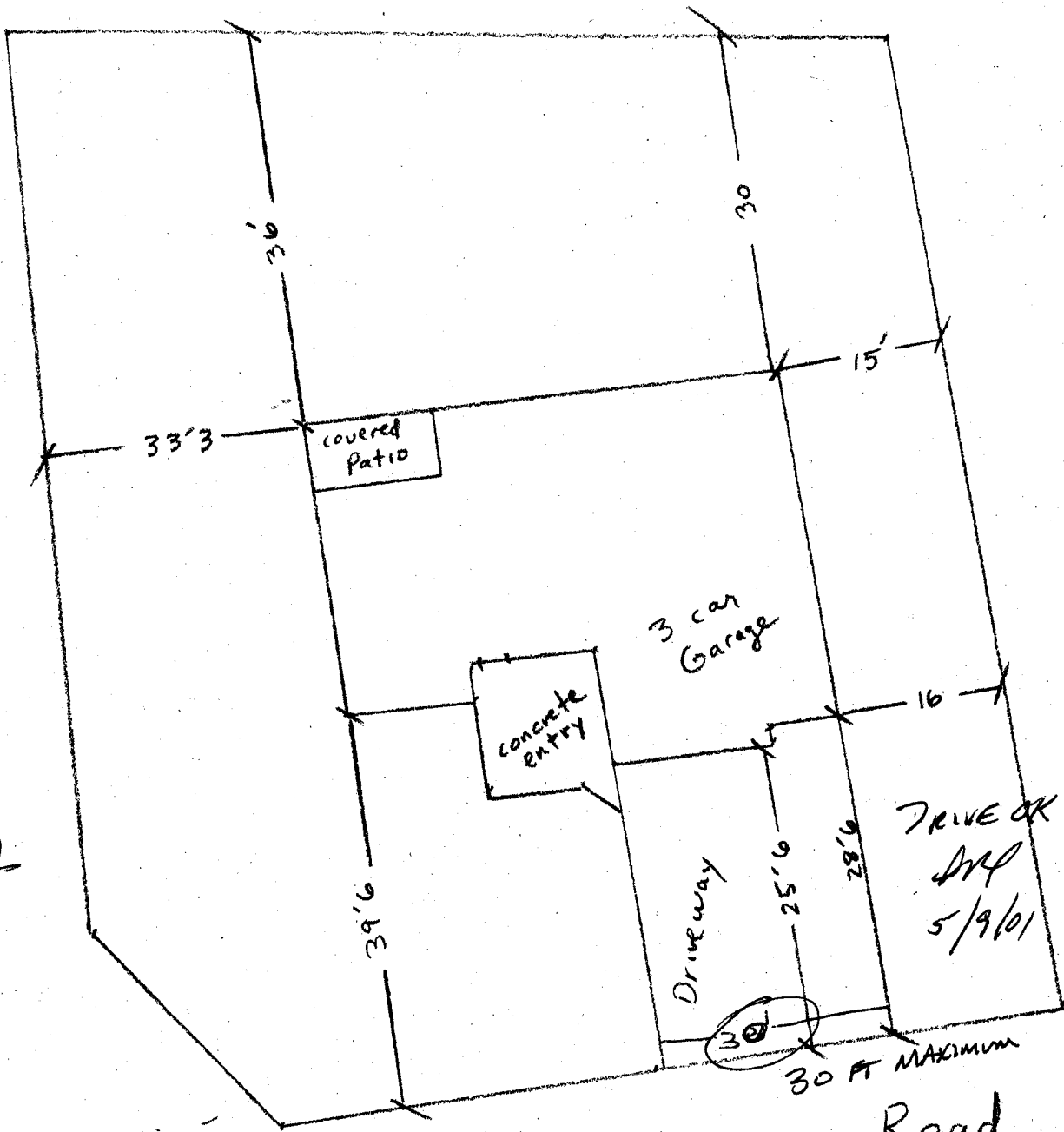
Independence Ranch

Filing 6 Blk 3 Lot 1

2052 Spur Cross Road

ACCEPTED ^{5/9/01} ~~Case 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.

Future Street
Round JP Drive



Spur Cross Road