

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

# PLANNING CLEARANCE

BLDG PERMIT NO. 83984

(Single Family Residential and Accessory Structures)  
**Community Development Department**



Your Bridge to a Better Community

BLDG ADDRESS 2060 Spur Cross RD SQ. FT. OF PROPOSED BLDGS/ADDITION 4700

TAX SCHEDULE NO. 2947-151-44005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 4700

FILING 6 BLK 3 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Richard / Carrie Acree NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2060 Spur Cross RD USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 256-0966 DESCRIPTION OF WORK & INTENDED USE New Construction Residence

(2) APPLICANT Richard Acree TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2060 Spur Cross RD

(2) TELEPHONE 256-0966

**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 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 [Signature] Date 3/4/02

Department Approval [Signature] Date 5-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>4965</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/29/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2060 SPUR CROSS ROAD  
LOT 5 BLOCK 3 FILING 3

**SETBACKS**

LEFT 12.3 FT.  
RIGHT 11.4 FT.  
FRONT 35 FT.  
REAR 114 FT.

← 12.3 ft →

↑ 114 ft ↓

← 11.4 ft →

D W

DRIVE OK  
OKL  
4/16/02

↑ 35 ft ↓

30 ft.

2060 Spur Cross Rd

5-29-02  
ACCEPTED: *Pat Budman*  
ANY CHANGE IN SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT IS  
RESPONSIBLE FOR PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND ADJACENT LINES