

DATE SUBMITTED: Aug 11 92

PERMIT NO. 42561 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 317 ACOMA DR.

SQ. FT. OF BLDG: 7100

SUBDIVISION RESERVATION

SQ. FT. OF LOT: 9000

FILING # \_\_\_\_\_ BLK # 7 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2145-241-63-617

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER DANIEL K. O'CONNOR

USE OF EXISTING BUILDINGS: HOUSE

ADDRESS 317 ACOMA DR

DESCRIPTION OF WORK AND INTENDED USE: ATTACHED CARPORT

TELEPHONE: 243-9156

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE RSE-8

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 60 ft

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 5 ft REAR 15 ft

CENSUS TRACT: 8 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 32 ft

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

Aug 11, 92  
Date Approved

8/11/92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

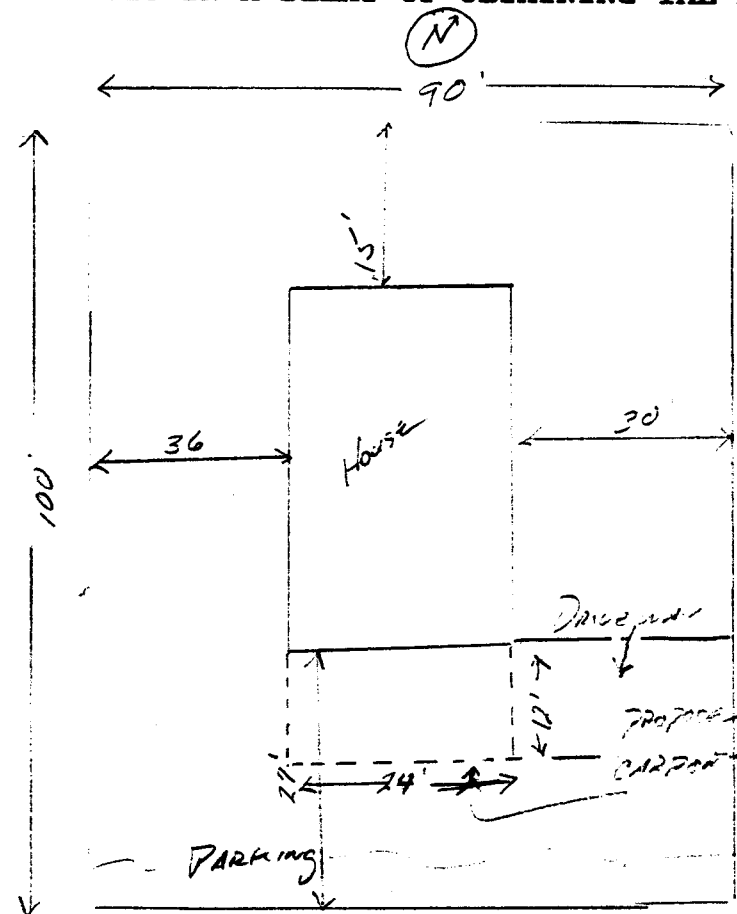
MESA COUNTY DEVELOPMENT CLEARANCE

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. [ ✓ ]
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [ ✓ ]
3. The DISTANCE from the proposed structure to the front, rear, and side property lines (setbacks). [ ✓ ]
4. All EASEMENTS OR RIGHTS-OF-WAYS on the property. [ ✓ ]
5. All other STRUCTURES on the property. [ ✓ ]
6. All STREETS adjacent to the property and street names. [ ✓ ]
7. All existing and proposed DRIVEWAYS. [ ✓ ]
8. An arrow indicating NORTH. [ ✓ ]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ✓ ]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE DEVELOPMENT CLEARANCE.

317 ACCORD DR  
of  
Reservation Sub.



APPLICANTS MUST BE RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING BY THE PLANNING DIVISION.

APPLICANT'S SIGNATURE: [Signature] DATE: 8/11/92

APPROVED BY: PLANNING DIVISION STAFF DATE: \_\_\_\_\_