

FEE \$ 1000

BLDG PERMIT NO. 50589

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 317 Acoma Dr TAX SCHEDULE NO. 2945-~~33~~ 244-05-017
 SUBDIVISION Reservation SQ. FT. OF PROPOSED BLDG(S) ADDITION 100^{sq}
 FILING _____ BLK 5 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1100
 (1) OWNER O'CONNOR DANIEL K NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 317 Acoma Dr. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 323/243-9156 USE OF EXISTING BLDGS RESI.
 (2) APPLICANT Dan O'Connor DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS same
 (2) TELEPHONE same ATTACHED SERVICE SHEET

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) or
45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 81

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 12/1/94
 Department Approval [Signature] Date 12/1/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting [Signature] Date 12-1-94

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

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

ACCEPTED *Ronnie Edwards 12/1/94*
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.

