

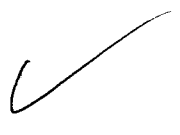
FEE \$	<u>0</u>
TCP \$	<u>0</u>

See PLOf
8/22/96 same
address

BLDG PERMIT NO. <u>57695</u>

PLANNING CLEARANCE

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



4005-2190-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>302 ACOMA Drive</u>	TAX SCHEDULE NO. <u>2945-244-68200</u>
SUBDIVISION <u>Helena</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1232.616</u> ^{Garage}
FILING <u>1</u> BLK <u>3</u> LOT # <u>5</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Lew D. Hough</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2780 CRD</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE _____	USE OF EXISTING BLDGS <u>1/2</u>
(2) APPLICANT <u>Weaver Remodeling</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>P.O. Box 40976</u>	<u>Add garage - amend previous P.L.</u>
(2) TELEPHONE <u>245-2589</u>	

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 <u>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater <u>50' on Unawep</u>	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS TRACT <u>13</u> TRAFFIC ZONE <u>80</u>

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 <u>Wendy E. Hough</u>	Date <u>9-15-96</u>
Department Approval <u>Antonia Postello</u>	Date <u>9-18-96</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

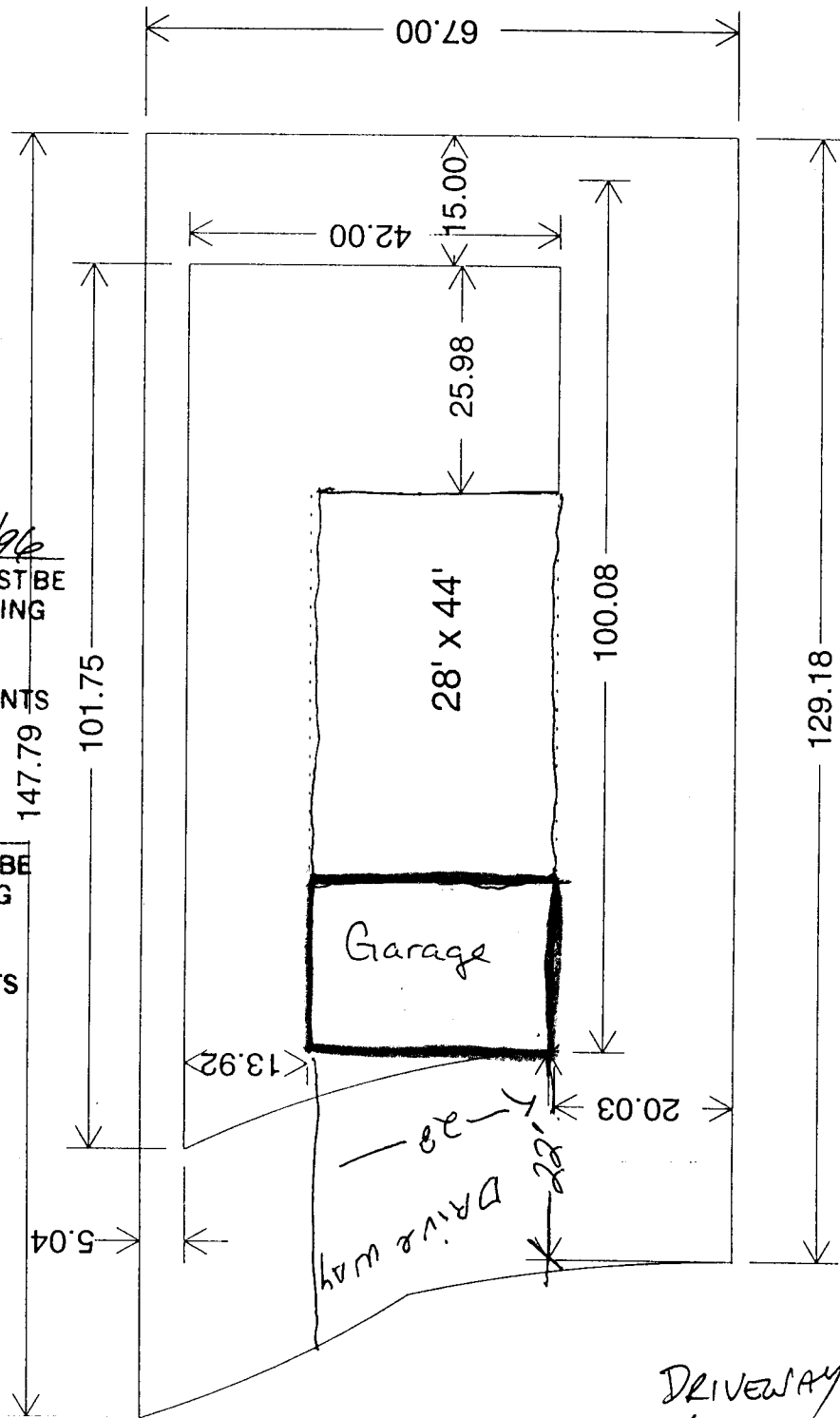
Utility Accounting <u>Tracy Shapen</u>	Date <u>9/18/96</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *SLC 8/22/96*
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.

Revised
ACCEPTED *SLC 9/18/96*
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NORTH

302
ACOMA DRIVE

DRIVEWAY
LOCATION OR

J. D. D. D.
9-21-96