

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 58481

School: 292.00

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

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THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 306 ACOMA DR. TAX SCHEDULE NO. 2945-244-00-200
SUBDIVISION HELENA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1060
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) NONE
(1) OWNER MARK HOLMES BEN & FAITH NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS Hill & Holmes REALTY
NO. OF BLDGS ON PARCEL
(1) TELEPHONE _____ BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT PABLO REYES USE OF EXISTING BLDGS NONE
(2) ADDRESS 2680 B 1/2 RD. GJ. DESCRIPTION OF WORK AND INTENDED USE: PLACE
(2) TELEPHONE 970/241-2794 NEW MANUFACTURED HOME

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 _____
SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 5 from PL Rear 15' from PL
Maximum Height _____
CENSUS TRACT 13 TRAFFIC ZONE 80

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 Pablo Reyes Date 12/12/96
Department Approval Kristen K. Albeck Date 12/12/96

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

Utility Accounting Rattie Hobbes Date 12/12/96

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)

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE 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 -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.

ACCEPTED *KCA 12/12/96*
 ANY CHANGE OF THE INFORMATION BE
 APPROVED BY THE CITY ENGINEER
 DEPT. OF PUBLIC WORKS
 RESPONSIBILITY FOR THE ACCURACY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

