

FEE \$	10.00
TCP \$	500.00

BLDG PERMIT NO. 57318

School 292.00
sewer pit 750.00

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

✓
Schedule
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 310 Acoma Dr TAX SCHEDULE NO. 294524400200

SUBDIVISION Helena SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1456 sq. ft.

FILING _____ BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Webb, Timothy + Brenda NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 825 E. Otley Ave sp. A21 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 858-7256 USE OF EXISTING BLDGS 0

(2) APPLICANT P.P.C. DESCRIPTION OF WORK AND INTENDED USE: Res

(2) ADDRESS 409 S. Mesa #3 S/F

(2) TELEPHONE 858-0833 2508298 (DM)

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) Parking Req'mt 2
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 8D

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 8/26/96

Department Approval [Signature] Date 8/26/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9458 S/F

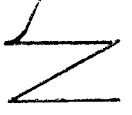
Utility Accounting [Signature] Date 8-26-96

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)

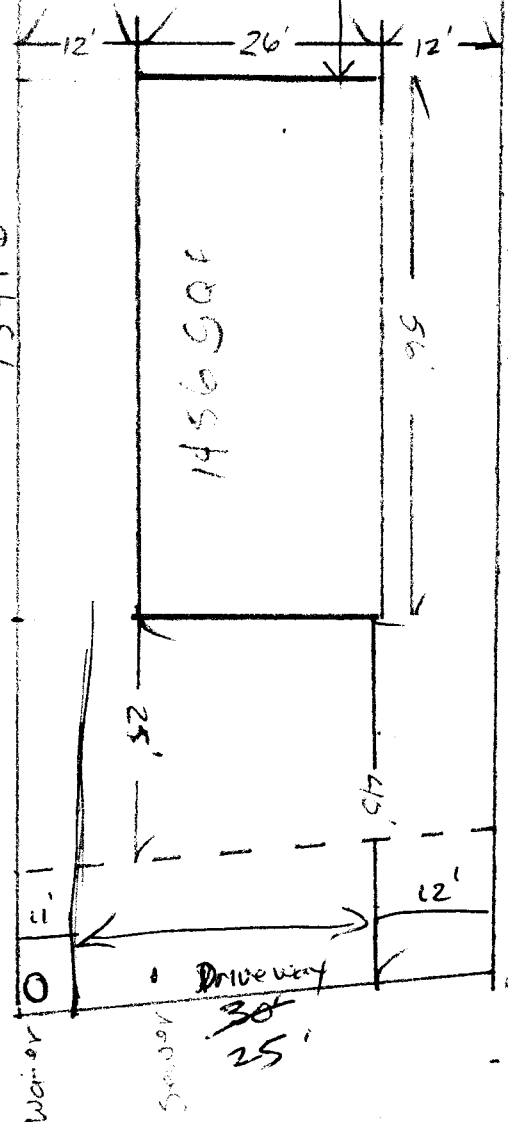
50'

10' INCL easement



Helena Sub.
Block 2
7043'

154.61



149.73

ACCEPTED SLC 8/26/96
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.

15' INCL easement

Timothy Webb
10 Acorn Dr
Grand Junction, CO
Dan Dorn

Scale 1"=20'

Driveway O.K as shown
J. Dan Hawton 8/26/96