

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 57435

Sch. Imp. #292<sup>00</sup>

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

*TOP Sch Imp*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 312 Acoma Dr. TAX SCHEDULE NO. 2945 244 00 199  
SUBDIVISION Helena SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER Jerry D. Patterson NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 521 28<sup>3</sup>/<sub>4</sub> Rd.  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 970 245 0782 BEFORE: 0 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(2) APPLICANT Jerry D. Patterson USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS 521 28<sup>3</sup>/<sub>4</sub> Rd. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 970 245 0782 Mobile Home Set Up

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 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 Jerry D. Patterson Date 9-3-96

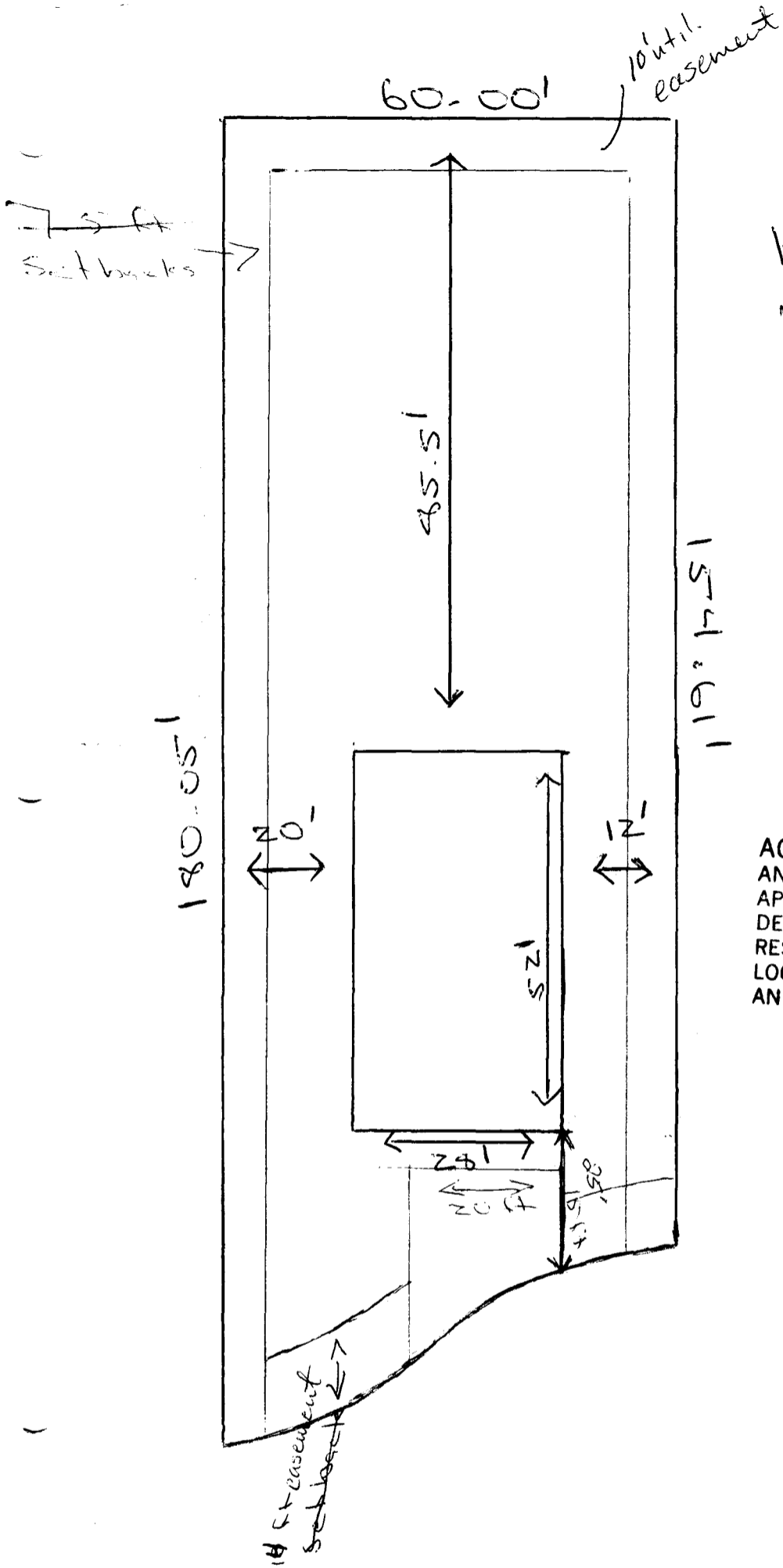
Department Approval Debra Castella Date 9/3/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9473

Utility Accounting Marshall Cole Date 9-3-96

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)



Lot 2  
 BIK 2  
 Helene Sub.  
 mesa County  
 Colorado

ACCEPTED SLC-8/3/96  
 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.

DRIVEWAY  
 LOCATION OK  
*J. Wilson*  
 8-29-96