

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 57356

292 -

PLANNING CLEARANCE

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

*Sub Jumb.
TCP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 314 Acacia Dr. TAX SCHEDULE NO. 2945-244-00-000
 SUBDIVISION Helena SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1420
 FILING _____ BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Matthew D. Swenson + Elizabeth J. Finne NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 324 Curvey Ave
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE (970) 243-6592 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same as above USE OF EXISTING BLDGS Home
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Place
 (2) TELEPHONE _____ mobile home on permanent foundation

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 75%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 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 Elizabeth J. Finne Date 8/29/96
 Department Approval Marcia Rabideaux Date 8-29-96

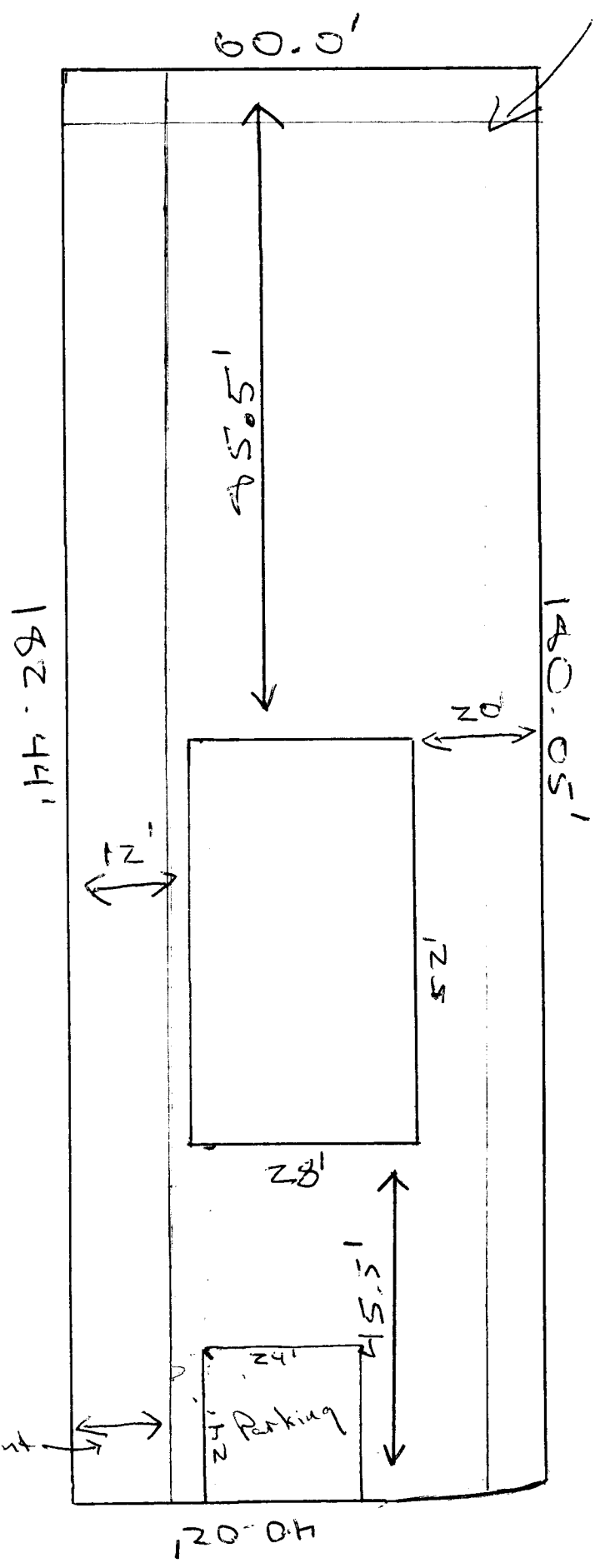
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9468- S/F
 Utility Accounting Mellie Fowle Date 8-29-96

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 1
 BIK 2
 Helene Sub.
 Mesa County
 Colorado

7.5' setback



ACCEPTED MC 8-29-96
 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 OF
 J. 70
 8-29-96

10 ft
 utility easement