

FEE \$ 10 -  
TCP \$ 500 -

BLDG PERMIT NO. 57263

School 292 -

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

✓  
TCP

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 302A COMA DRIVE TAX SCHEDULE NO. 2945-244-00-200  
SUBDIVISION HELENA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1232  
FILING 1 BLK 3 LOT 85 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER DON O HOUGH NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2780 CRD  
(1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT DAVID MARYE USE OF EXISTING BLDGS WAAA  
(2) ADDRESS 2700 I-70 BUS LOOP DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 243-3661 HOME - S/F

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 about 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  
50' on Ungweep. 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 David Marye Date 8/21/96

Department Approval Ante Castello Date 8/22/96

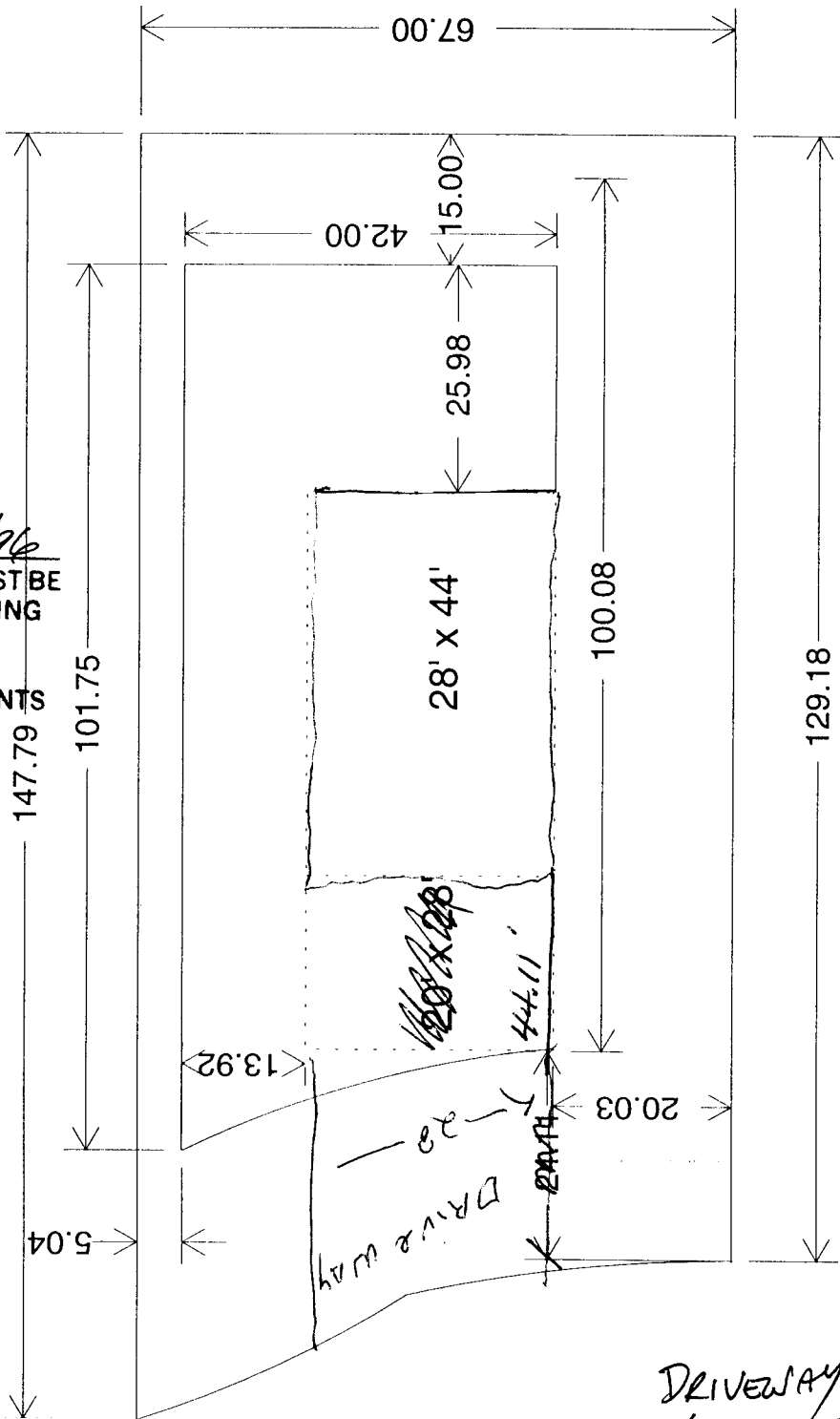
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. S.WO-9448-S/F

Utility Accounting Miller Fowler Date 8-22-96

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)

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.



← NORTH

302  
ACOMA DRIVE

DRIVEWAY  
LOCATION OR  
*J. [Signature]*  
8-25-98

UNAWEEP