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TCP \$	—

BLDG PERMIT NO. 58673

475-210018

PLANNING CLEARANCE *FPP-96-56*

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 381 1/2 Acoma Dr. TAX SCHEDULE NO. 2945-244-00-199
 SUBDIVISION Helena Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 366 sq. ft.
 FILING BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1244 sq. ft.
 (1) OWNER Scott Chase NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 311 1/2 Acoma Dr. G.J. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970) 241-5278 USE OF EXISTING BLDGS Residence
 (2) APPLICANT Scott Chase DESCRIPTION OF WORK AND INTENDED USE: Open
 (2) ADDRESS 311 1/2 Acoma Dr., G.J. carport and spa
 (2) TELEPHONE (970) 241-5278

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 _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
detached - 3' to side & rear to eave CENSUS TRACT 13 TRAFFIC ZONE 80

3' open to eave

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 Scott Chase Date 12/30/96

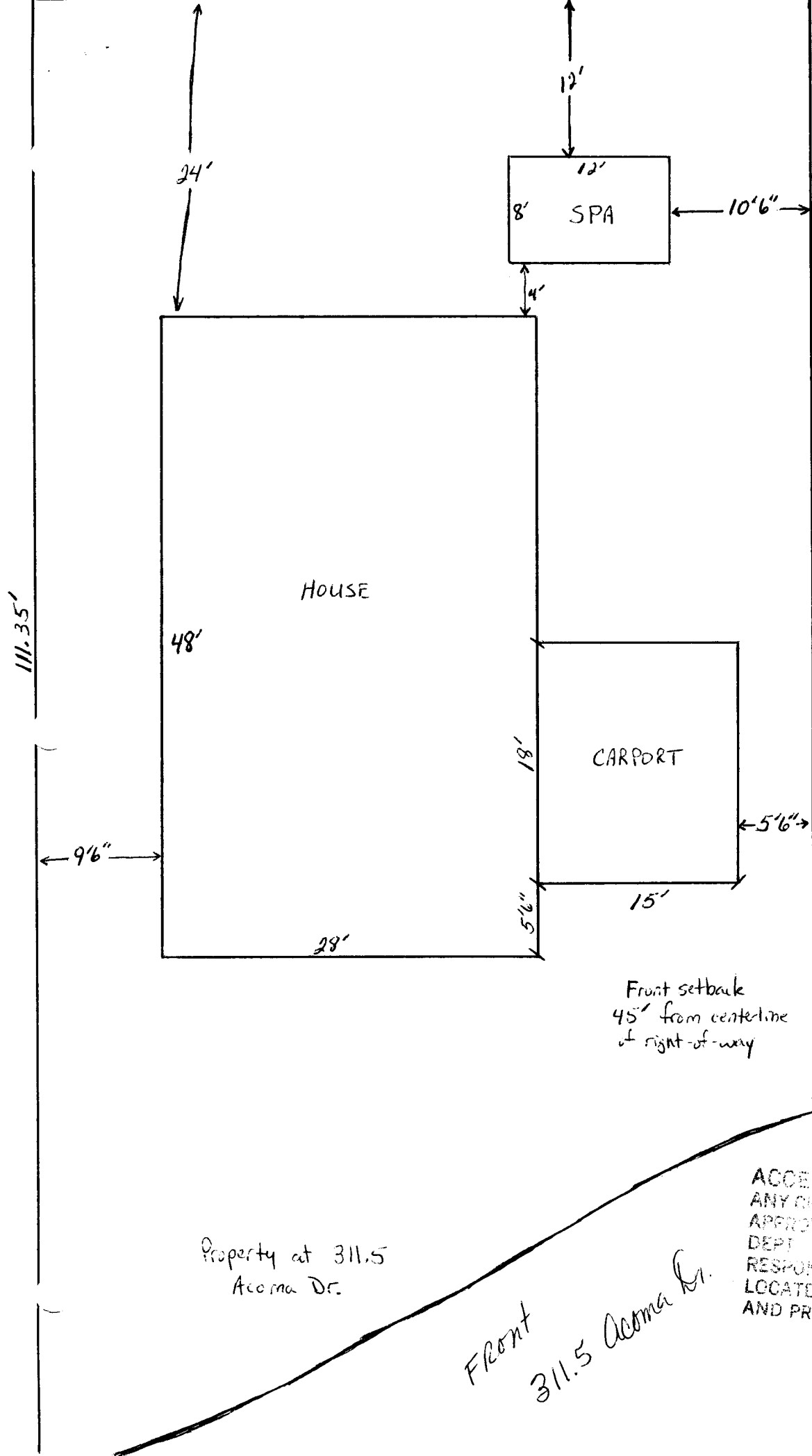
Department Approval Ronnie Edwards Date 12/30/96

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

Utility Accounting CM Cole Date 12/30/96

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)



WEST ↑
NORTH →

Property at 311.5
Acorna Dr.

FRONT
311.5 Acorna Dr.

ACCEPTED *Bonnie* 12/30/96
 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.