

FEE \$ 10.00  
TCP \$ 500.00

BLDG PERMIT NO. 57412

School 292.00

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

*TOP  
Sub. map*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 311.5 Acoma Dr. TAX SCHEDULE NO. 2945-244-00-199  
SUBDIVISION Helena SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1344  
FILING BLK 12 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Scott Chase NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 311.5 Acoma Dr.  
(1) TELEPHONE (970) 210-0526 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Scott Chase USE OF EXISTING BLDGS VIA  
(2) ADDRESS 311.5 Acoma Dr. DESCRIPTION OF WORK AND INTENDED USE: Install  
(2) TELEPHONE (970) 210-0526 manufactured home for living use. - 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 abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-8 Maximum coverage of lot by structures 35%  
SETBACKS: Front 30' 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).

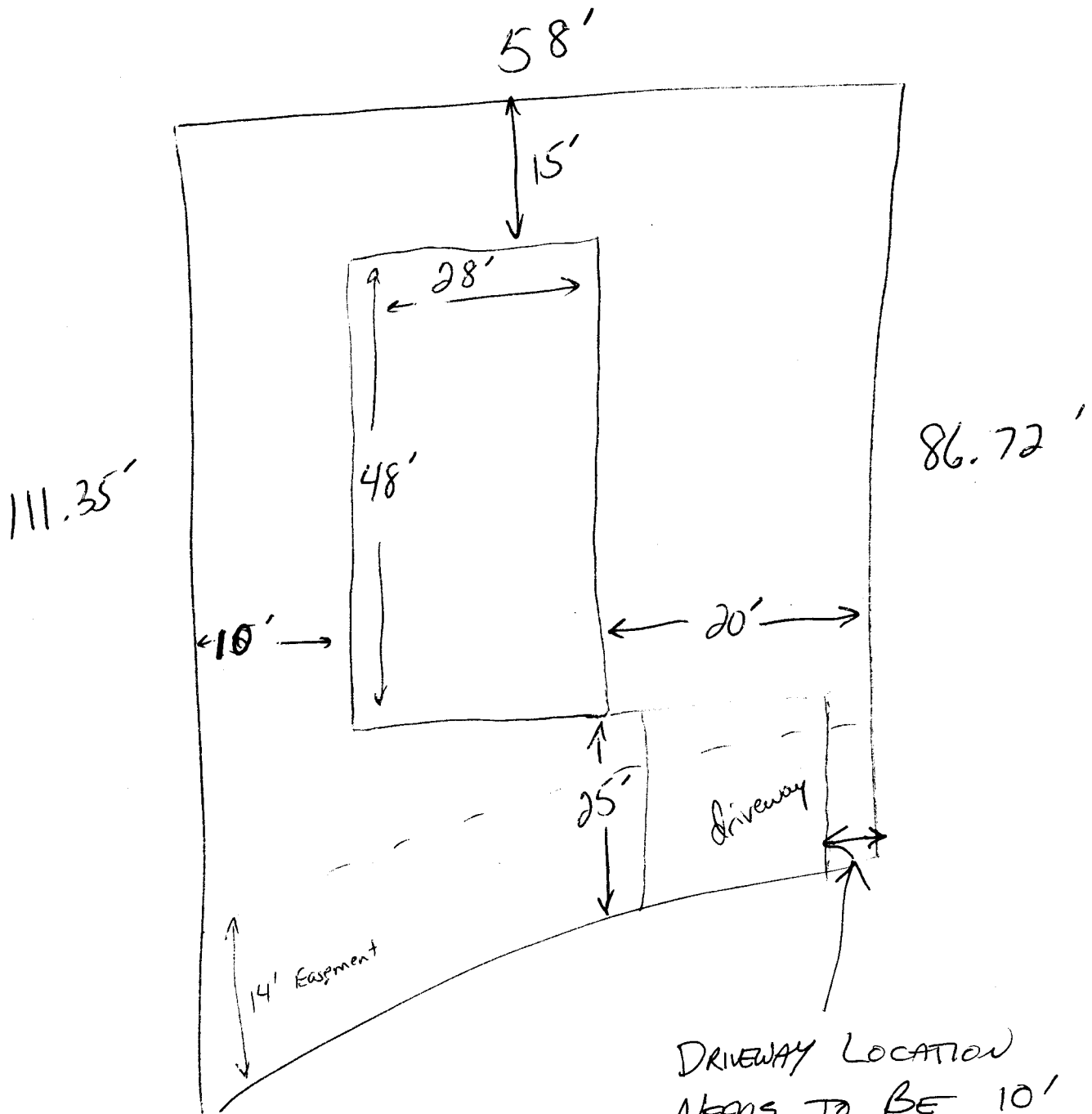
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Scott Chase Date 9/03/96  
Department Approval Marcia Rabideaux Date 9-4-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9475- S/F  
Utility Accounting Miller Souler Date 9-4-96

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)



DRIVEWAY LOCATION  
NEEDS TO BE 10'  
OFF PROPERTY LINE.

ACCEPTED *me* 9-16-96  
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.

311.5 Acoma Dr.

*J. Klisk*  
9-3-96