

FEE \$	1000
TCP \$	500.00
SIF \$	892.00



04501
BLDG PERMIT NO. 02450 found only

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

BLDG ADDRESS 305 ACOMA DR. TAX SCHEDULE NO. 7915-244-33-008
 SUBDIVISION HELENA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1040
 FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER MICHAEL B. QUEALLY NO. OF DWELLING UNITS
 BEFORE: - AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2776 UNAWEEP
 NO. OF BLDGS ON PARCEL
 BEFORE: - AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-241-7653 USE OF EXISTING BLDGS SINGLE FAMILY RES.
 (2) APPLICANT MICHAEL B. QUEALLY DESCRIPTION OF WORK AND INTENDED USE: MOVE HOUSE
 (2) ADDRESS SAME TO SITE, RE-HAB
 (2) TELEPHONE SAME

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 CENSUS 13 TRAFFIC 80 ANN# _____

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 Michael B. Queally Date 10-2-97

Department Approval Servita J. Castello Date 10-15-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #10629

Utility Accounting Cherish Date 10-15-97

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)

59.00'

59.00'

Lot 8
Block 1
HELENA SUB.
305 ACOMA DR.

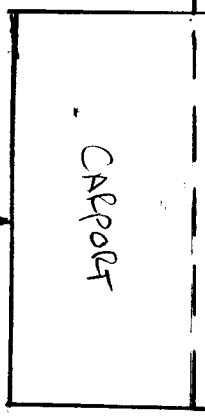
ACCEPTED SLP 10.15.97
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

67'

136.93'

20'

HOUSE
26x40
1040 SF



13'

DRIVEWAY

30'

8083 SQ. FT.

9

PERMANENT
LOCATION O.K.
W. Schubert 12/2/97

53.4'

59.00'

59.00'

59.00'

Lot 8
Block 1
HELENA SUB.
305 ACOMA DR.

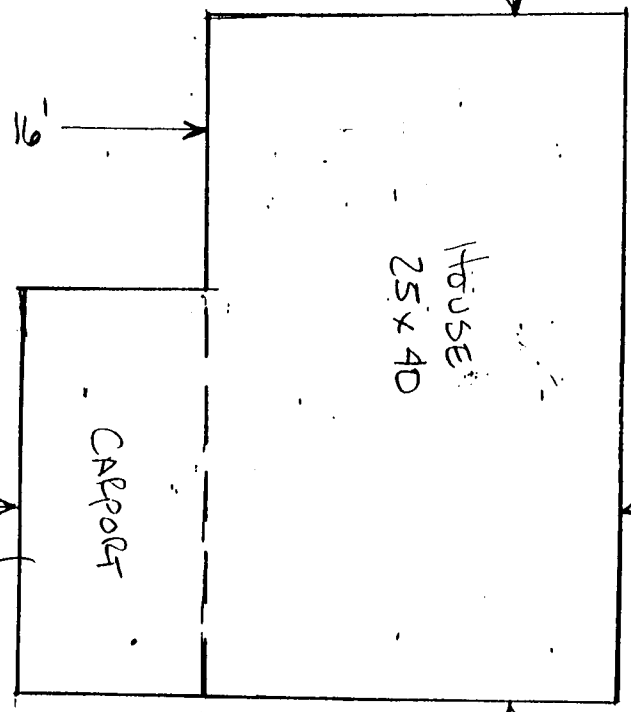
ACCEPTED SLC 10.15.97
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AND PROPERTY LINES.

Amended
ACCEPTED SLC 11.10.97
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
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RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

8083 SQ FT
9

136.93'

54'



4'
must remain open for the South 1' of carport

DRIVEWAY

43'

PREVIOUSLY
LOCATION O.K.
W. Ashlock 12/1/97

53.44'

59.00'