

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 60666

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

BLDG ADDRESS 308 Acoma Dr TAX SCHEDULE NO. 2945-244-34-004

SUBDIVISION Helena SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,296

FILING BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER James & Maryl Case NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 308 Acoma Dr

(1) TELEPHONE 242-8017 (cousin) NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT James & Maryl Case USE OF EXISTING BLDGS _____

(2) ADDRESS 308 Acoma Dr DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ new modular home

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 _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' permanent foundation required.

CENSUS 13 TRAFFIC 80 ANNEX# _____

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 James L Case Date June 3, 1999

Department Approval Ante Costello Date 6-4-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10235

Utility Accounting Ante Costello Date 6-4-97

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)

6/5/99

CH = S23°23'18"E

CH = 38.83'

BLOCK 2

N 90°00'00" W
154.81'

CH = S07°41'41"E - 35.43'

3

8889 SQ.FT.

N 90°00'00" W

149.73'

74.87'

74.86'

4 House
27x48

6729 SQ.FT.

5

6852 SQ.FT.

MULTI-PURPOSE
EASEMENT

DRIVENWAY
LOCATION

CH = N45°00'00" W
35.38'

N 00°00'00" E
91.87'

O.K.

W. Ashbeck
6/3/97

side

49.87'

74.64'

HELENA STREET

47.00'

N 90°00'00" E
171.46'

22'

22'

C11

49.59'

74.82'

CH = N45°00'00" E
35.38'

E

A DRIVE

1

20'

S 00°08'07" W 608.67'

ACCEPTED SLC 6/4/97
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.

138' 18"
Front

S12 C22

C23

24.89'

68.87'

C12

60.00'

60.00'

91.67'

22'

22'

20'