

FEE \$	10-
TCP \$	500-
SIF \$	292-



BLDG PERMIT NO. U2194- mfg home
U2577-garage

802⁰⁰

Call when ready

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 313 ACOMA DR TAX SCHEDULE NO. 2945-244-33-001

SUBDIVISION HELENA Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1296 sq ft

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER BEVERLY JACKSON NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 313 ACOMA NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-6009 USE OF EXISTING BLDGS _____

(2) APPLICANT DAKWOOD HOMES DESCRIPTION OF WORK AND INTENDED USE: PUT A

(2) ADDRESS 2508 HWY 6150 NEW MH ON LOT 4 1 CAR GARAGE

(2) TELEPHONE 242-2924 *low*

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

Side 5' from PL Rear 15' from PL Special Conditions Had approved
& permanent foundation

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 Diana Riteffo Date 9-23-97

Department Approval Diana Riteffo Date 9-10-1-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10571

Utility Accounting Diana Riteffo Date 10-1-97

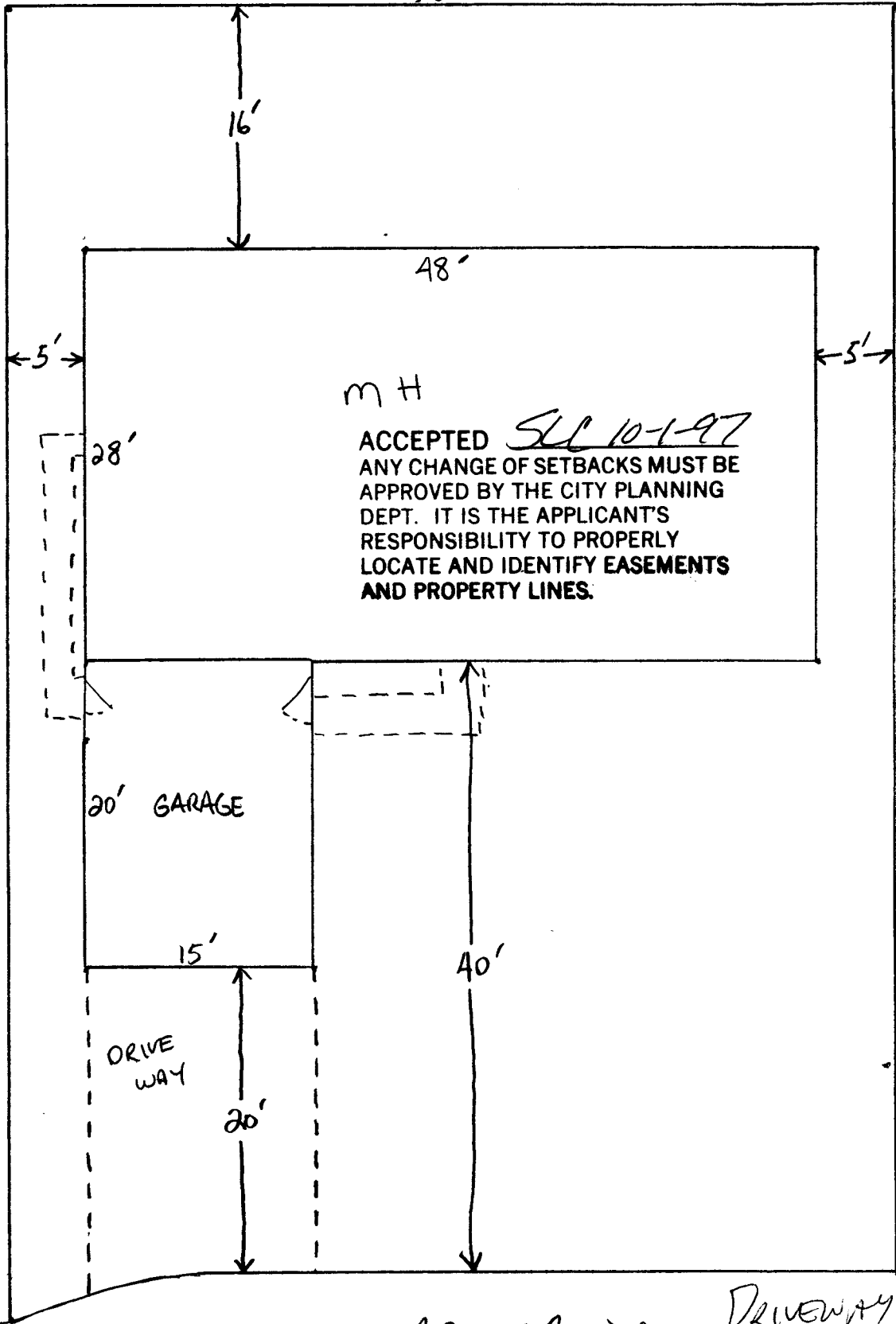
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

313 ACOMA DR.

58.36

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ACCEPTED SLL 10-1-97
 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.

ACOMA DR.

DRIVEWAY
 LOCATION OK
 J. J. [Signature]
 9-26-97

neighbor's driveway opposite side -
 (Lot 2) -