

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>

4<sup>th</sup> Road



BLDG PERMIT NO. 60204

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

BLDG ADDRESS 303 ACOMA TAX SCHEDULE NO. 2945-244-33-009  
 SUBDIVISION HELENA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1351 sqft  
 FILING 1 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER HENRY W. DITGES JR. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 283 1/2 COULSON  
 (1) TELEPHONE 256-9737 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT HENRY W. DITGES JR USE OF EXISTING BLDGS NONE  
 (2) ADDRESS 283 1/2 COULSON DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 256-9737 RESIDENTIAL DWELLING

**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't 2  
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' 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 H. W. Diggins Jr Date 24 APR 97  
 Department Approval Antonia Castella Date 5-12-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10169 + 10168  
 Utility Accounting Richardson Date 5-12-97

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)

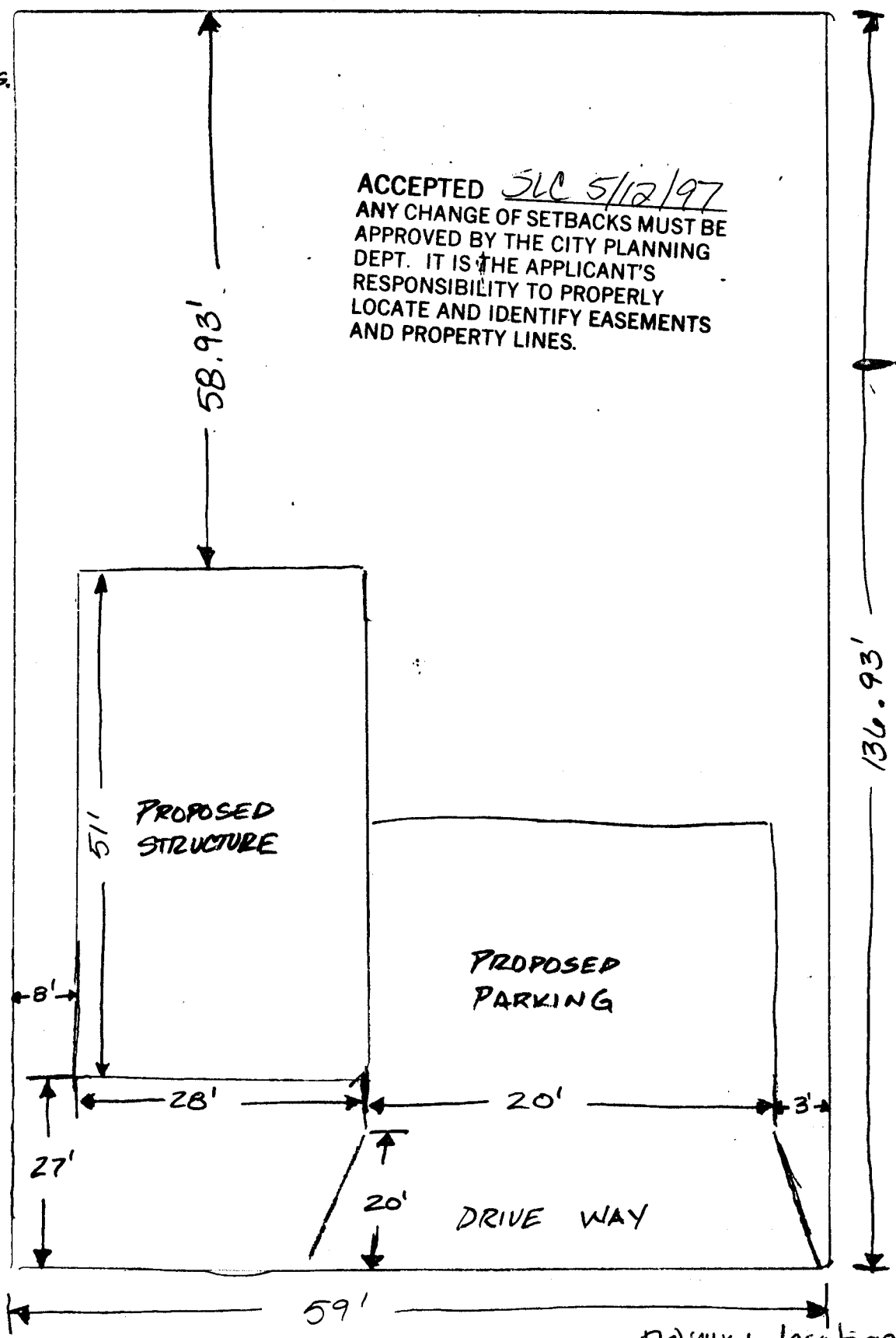


EASEMENTS  
& RIGHT-OF-WAYS.

SETBACKS:

- 0 FT FRONT
- 5 FT BACK
- 5 FT HOUSE (SIDE)
- 5 FT GARAGE (SIDE)

ACCEPTED *SLC 5/12/97*  
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 DRIVE

Driveway location

O.V.  
W. Ashbeck 5/13/97