

FEE \$ 10.00  
TCP \$ 500.00

BLDG PERMIT NO. 59033

School 292.00

# PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 306.5 Acoma Drive TAX SCHEDULE NO. 2945-244 35-001

SUBDIVISION Helena SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600

FILING BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Travis J. Bunn & Christina R. Bunn NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 306.5 Acoma Drive

(1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT ACR Homes Inc John USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2485 Hwy 6:50 GJ 8605 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 970-243-8412 Placement of New Manufactured Home in engineered foundation H.U.D. CODE

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 RSE-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req't 2

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS TRACT CM 13 TRAFFIC ZONE FD

**PAID**  
**FEB 11 1997**  
**CM 13**

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 X ACR Homes Inc John Bunn Date 2/5/97

Department Approval Antonia Costello Date 2/11/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 982 & 9863

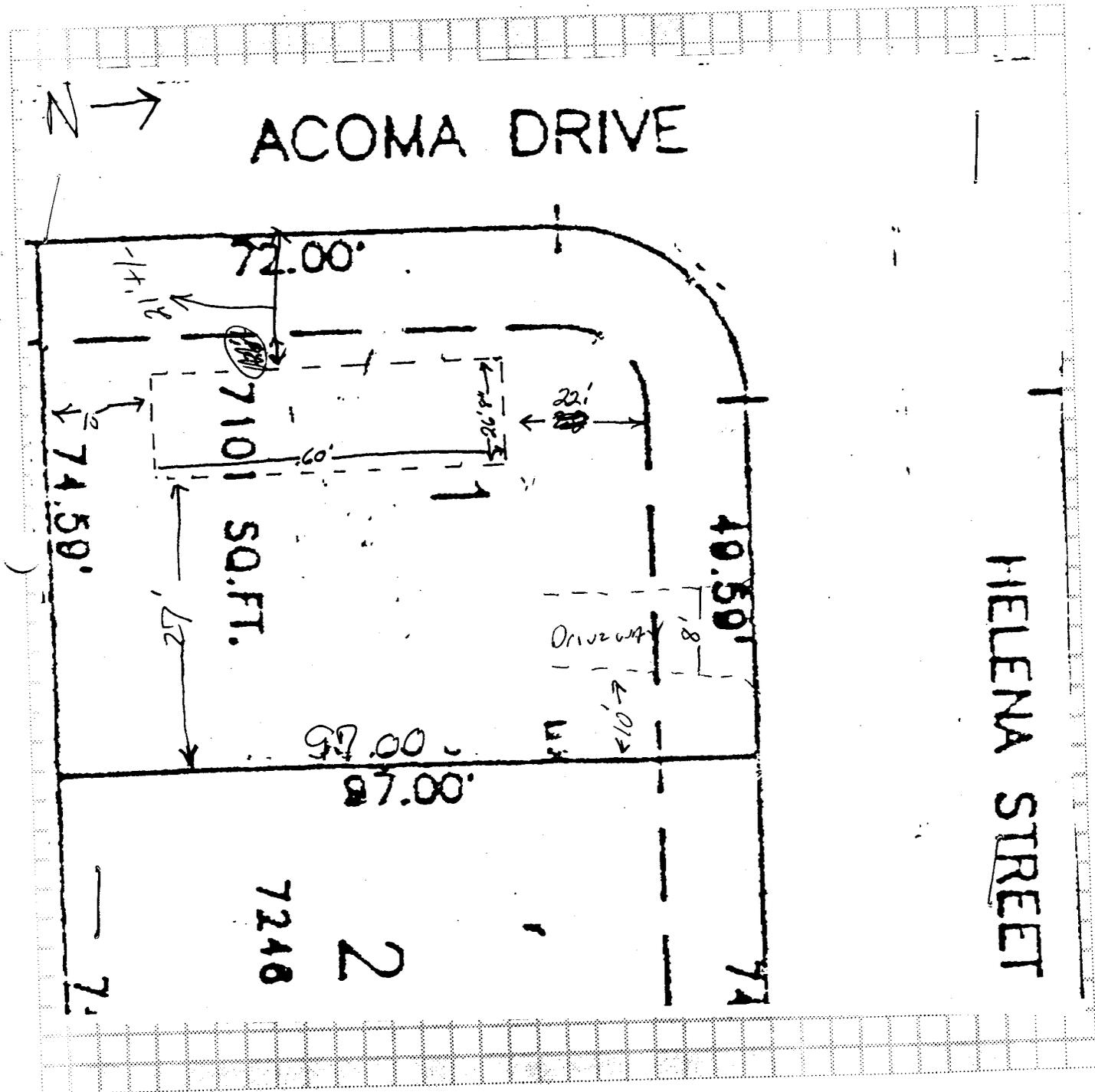
Utility Accounting CM Cole Date 2/11/97

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)

- 5. All other STRUCTURES on the property.
- 6. All STREETS adjacent to the property and street names.
- 7. All existing and proposed DRIVEWAYS.
- 8. An arrow indicating NORTH.
- 9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



ACCEPTED SLC 2/11/97  
 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.

DRIVEWAY NEEDS TO BE 10' FROM EAST PROPERTY LINE - OTHERWISE OK.  
*J. Khila* 2-6-97