

FEE \$	10
TCP \$	500
SIE \$	292



BLDG PERMIT NO. 167644

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 311 Acoma TAX SCHEDULE NO. 2945-244-33-003
 SUBDIVISION HILINA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1091
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER HABITAT FOR HUMANITY NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO Box 4447-GJ, -81502
 (1) TELEPHONE 255-9850 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT BOB STRATTON USE OF EXISTING BLDGS RESIDENTIAL
 (2) ADDRESS 2330 WILSON CT, 6181503 DESCRIPTION OF WORK AND INTENDED USE: ONE
 (2) TELEPHONE 243-6089 SINGLE FAMILY HOUSE

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 R5F-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 _____
 Maximum Height 32'
 CENSUS 8 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 Bob Stratton Date 11-9-98

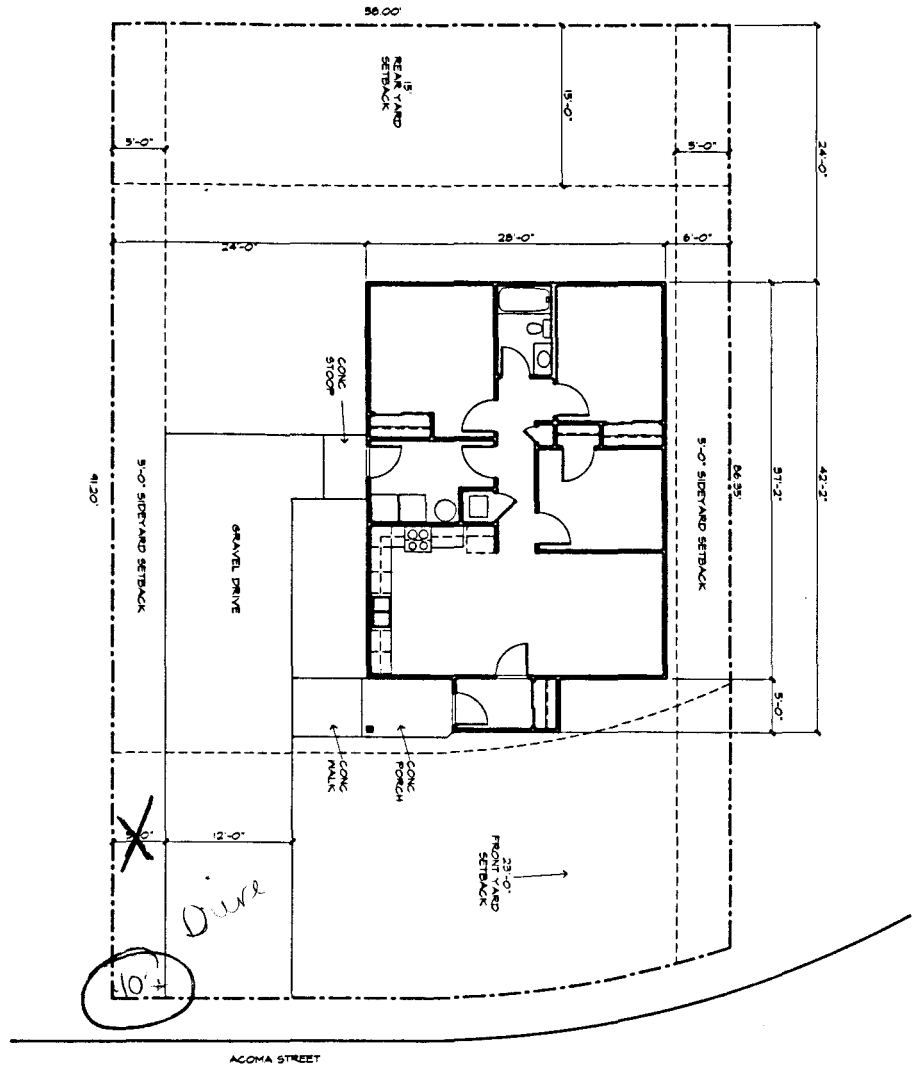
Department Approval X. Valdez Date 11-10-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 11742

Utility Accounting R. Dunca Date 11/10/98

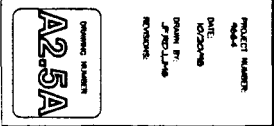
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED *KV 11-10-98*
 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.

*Drive OK
 Rick Dennis
 11-10-98*



HABITAT FOR HUMANITY
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Helen
 Grand Junction, Colorado

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