

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

802.00



BLDG PERMIT NO. U4958

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 312 Acoma Dr. TAX SCHEDULE NO. 2945-244-34-002
 SUBDIVISION Helena Sub, Mesa county, CO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1736
 FILING _____ BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) none
 (1) OWNER Roy C. Plominons NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Box 173 Helena, Wyo NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 1-307-837-3022 USE OF EXISTING BLDGS _____
 (2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ new 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 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 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 Roy C. Plominons Date 4/24/98

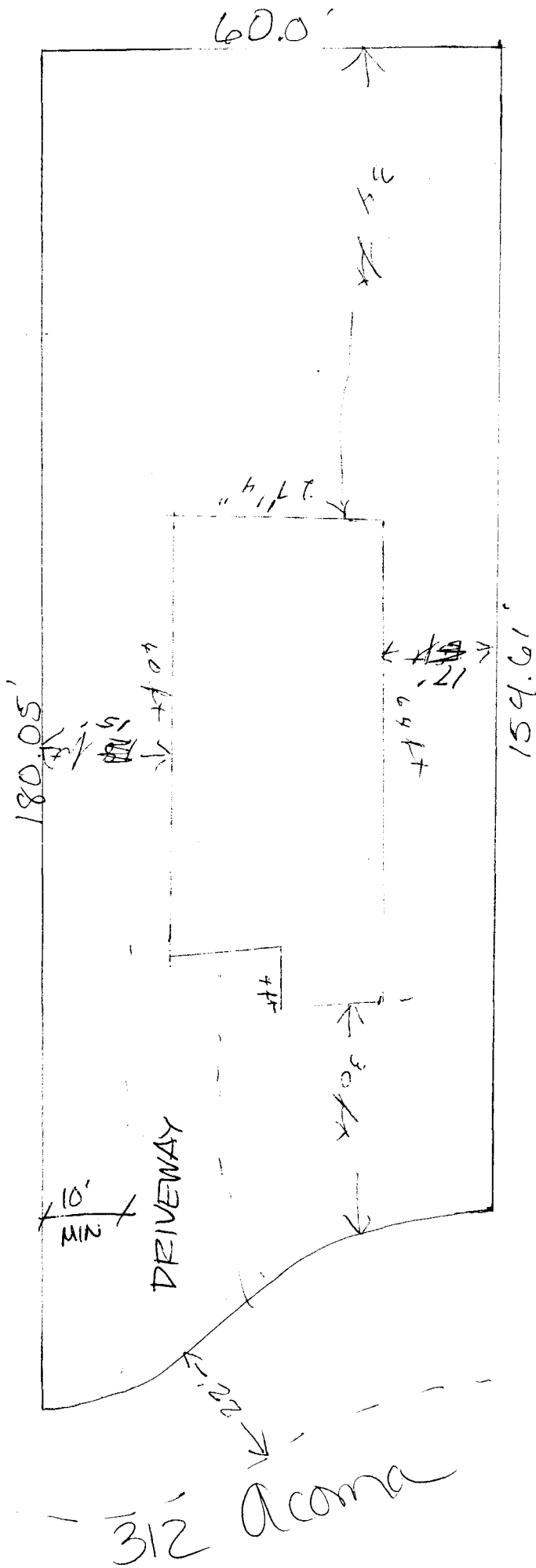
Department Approval K. Valdez Date 4-27-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 20127-12885 Helena

Utility Accounting C. Richardson Date 4-27-98

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~~ 4-27-98
 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.

DRIVEWAY LOCATION OK.
 KC Ashbeek
 4/24/98