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BLDG PERMIT NO. 70876

EX

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

BLDG ADDRESS 303 Acoma TAX SCHEDULE NO. 2945-244-33-009  
 SUBDIVISION HELENA Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20x24  
 FILING  BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 26x34 approx.  
 (1) OWNER HENRY W. DETTES JR (BRL) NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 303 Acoma Dr NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-256-9737 USE OF EXISTING BLDGS House  
 (2) APPLICANT SAME. DESCRIPTION OF WORK AND INTENDED USE: GARAGE  
 (2) ADDRESS / (attached)  
 (2) TELEPHONE /

**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 \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32' CENSUS 80 TRAFFIC 13 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] Date 6-23-99  
 Department Approval [Signature] Date 6-23-99

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

Utility Accounting [Signature] Date 6/23/99

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)

54  
33  
26

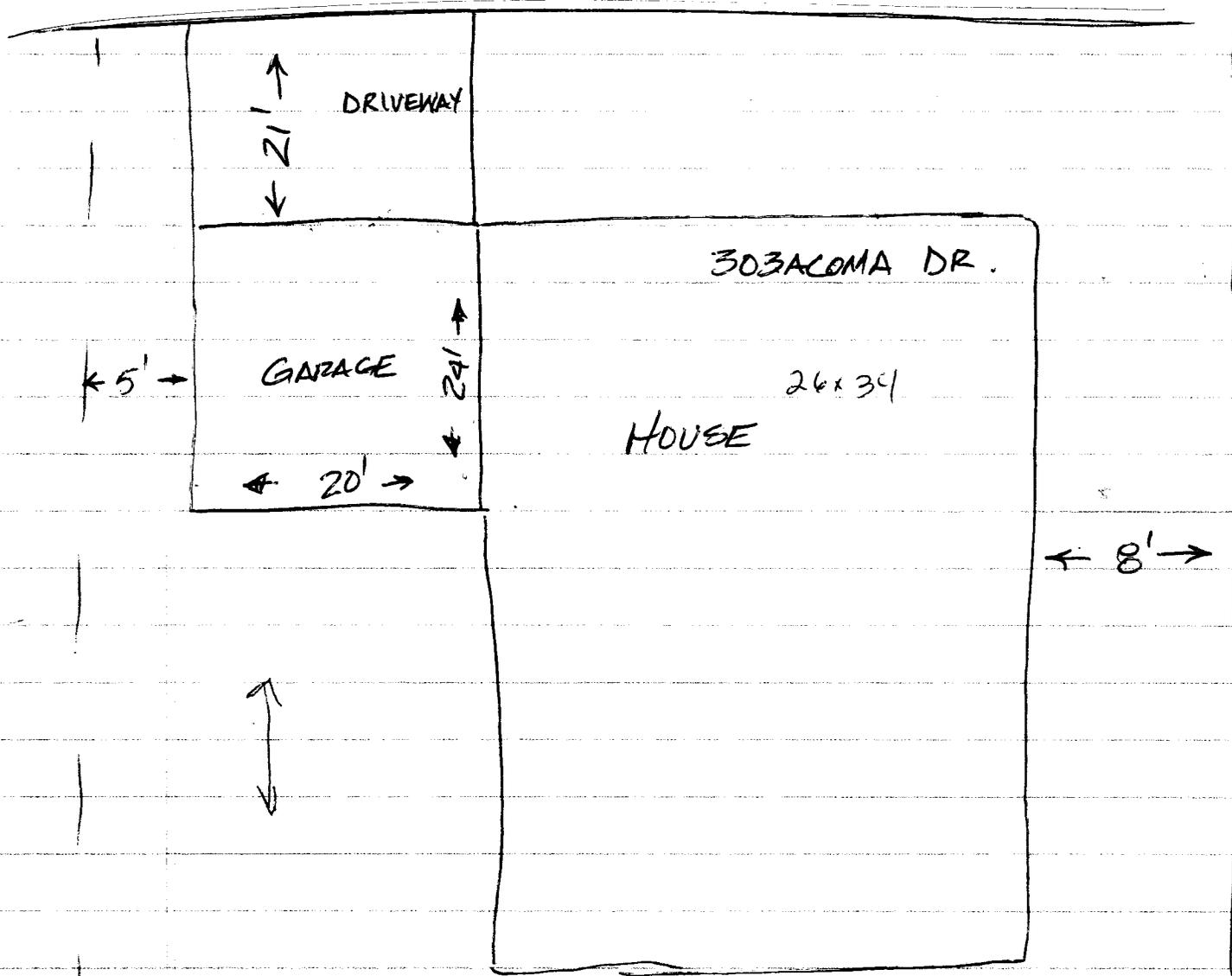
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SETBACKS FOR GARAGE

- 20' FROM FRONT
- 3' FROM SIDE
- 15' FROM BACK

Front

303 ACOMA DRIVE



ACCEPTED *Bonnie* 6/23/99  
 ANY CHANGE OF SETBACKS OR  
 DIMENSIONS OF PLANNING  
 MUST BE THE RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

59' →  
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