

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 69810

(Handwritten initials)

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

BLDG ADDRESS 2781 HELENA ST. TAX SCHEDULE NO. 2945-244-35-002

SUBDIVISION HELENA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1002

FILING BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER BRAWNAN'S HOMES, LTD. NO. OF DWELLING UNITS
P.O. BOX 2713 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS GRAND JUNCTION 81502

(1) TELEPHONE 464-1002 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME AS OWNER USE OF EXISTING BLDGS SINGLE FAMILY

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE _____ CONSTRUCTION, SINGLE FAMILY

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 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS 28 TRAFFIC 80 ANNEX# _____

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 4/19/99

Department Approval Ronnie Edwards Date 4-20-99

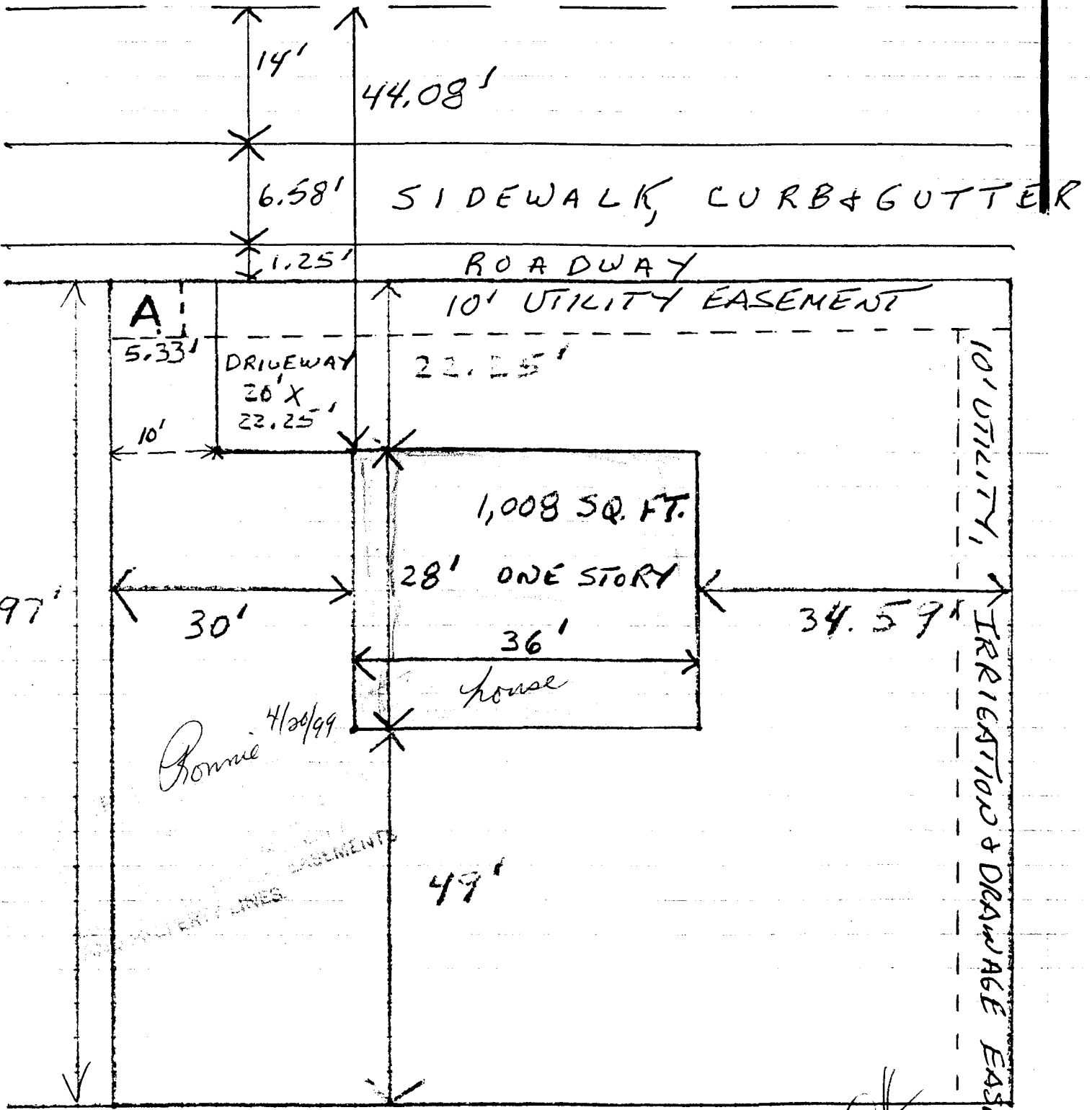
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #12127 TR 89456

Utility Accounting [Signature] Date 4-20-99

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)

278) HELENA STREET



97'

A

5.33'

DRIVEWAY
20' X
22.25'

10'

22.25'

1,008 SQ. FT.

28' ONE STORY

30'

36'

house

34.59'

Ronnie 4/20/99

49'

PROPERTY LINE EASEMENT

10' UTILITY, IRRIGATION & DRAINAGE EASEMENT

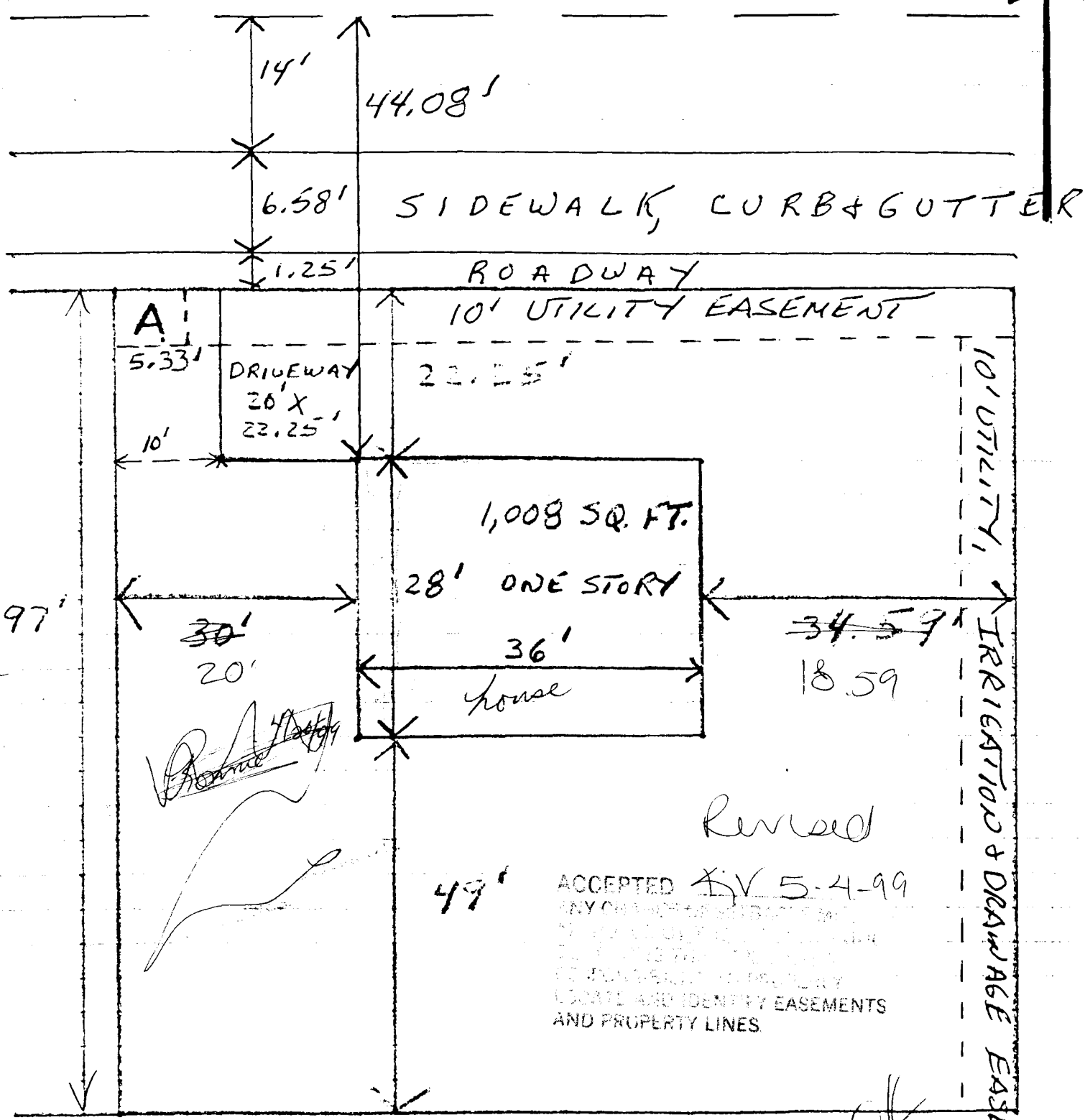
74.59'

A = UTILITY PEDESTALS

OK
Rick
4-19-99

2781 HELENA STREET

N



Revised

ACCEPTED *RV* 5-4-99
 ANY CHANGES TO THIS PLAN
 MUST BE APPROVED BY THE
 COUNTY ENGINEER. THIS PLAN
 IS FOR THE PURPOSE OF
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

A = UTILITY PEDESTALS

74.59'

OK
 Rick Harris
 4-19-99