

DATE SUBMITTED: 9-11-91

PERMIT NO. 39771

FEE \$ 5⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 109 SANTA FE DR SQ. FT. OF BLDG: 925
 SUBDIVISION: MONTEY HEIGHTS SQ. FT. OF LOT: _____
 FILING NO. ___ BLK NO. ___ LOT NO. 43 & 44 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE NO: 2945-121-03-004 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1
 OWNER: K&K NICHOLAS USE OF EXISTING BUILDINGS: RESIDENTIAL
 ADDRESS: 109 SANTA FE DR DESCRIPTION OF WORK AND INTENDED USE: ADDITIONAL
 TELEPHONE: 243-6611

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

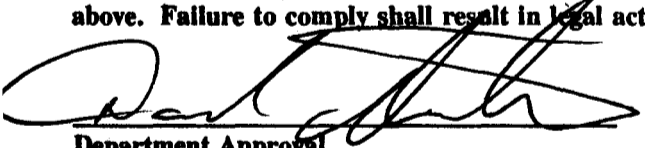
FOR OFFICE USE ONLY


ZONE RSF-5 FLOODPLAIN: YES ___ NO ___
 SETBACKS: FRONT 45' from center line GEOLOGIC HAZARD: YES ___ NO ___
 SIDE 5' REAR 25' CENSUS TRACT: 6 TRAFFIC ZONE: 28
 MAXIMUM HEIGHT 32' PARKING REQ'MT _____
 LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

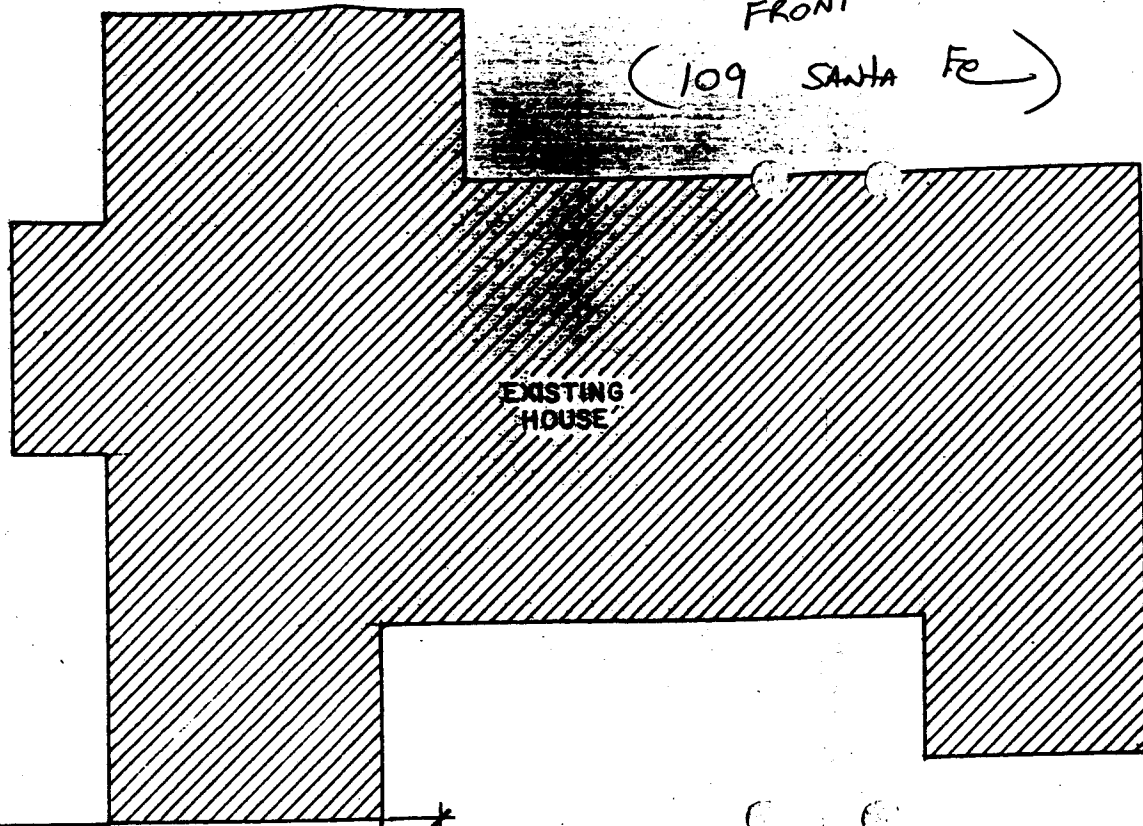
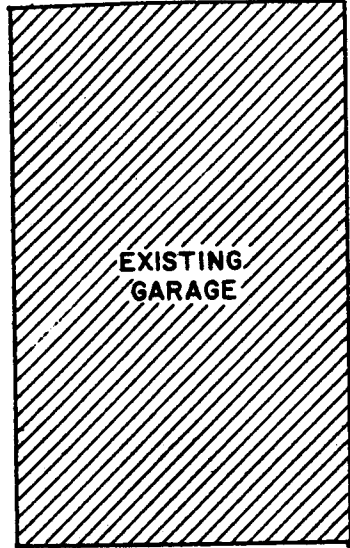
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.


 Department Approval
9-11-91
 Date Approved

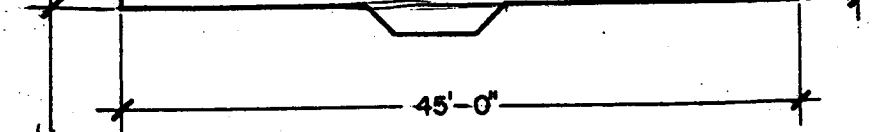
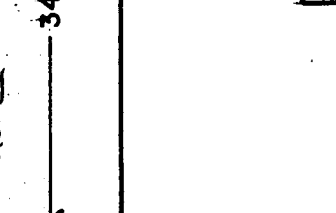
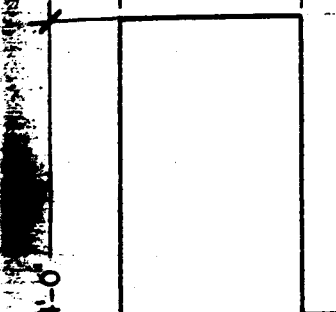

 Applicant Signature

 Date

FRONT
(109 SANTA Fe)



6" 12'-0"



6'-0" 19'-4" 11'-6"

13'-6"

40'-0"

SIDE

ACCEPTED *PH* 9-11-91
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.

REAR

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