

DATE SUBMITTED: 4/14/92

PERMIT NO. 41493

FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 447 Santa Clara.

SQ. FT. OF BLDG: 562.26

SUBDIVISION Richard Mesa Heights.

SQ. FT. OF LOT: 100 x 125

FILING # \_\_\_\_\_ BLK # 8 LOT # 1-4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294523302001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Brent + Norma Miller

USE OF EXISTING BUILDINGS: Home + Gift Shop + B+Breakfast.

ADDRESS 447 Santa Clara

TELEPHONE: 241-0466

DESCRIPTION OF WORK AND INTENDED USE: roof repair

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

### FOR OFFICE USE ONLY

ZONE \_\_\_\_\_ FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR \_\_\_\_\_ CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

Home occupation permit submitted

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.

Karl J. Meyer  
Department Approval

Norma Miller  
Applicant Signature

4/14/92  
Date Approved

April  
Date

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

Futura City Parking

fence \*  
can still exit  
←

flowers

pond

Extra parking

potting shed

[Empty box]

[Empty box]

[Empty box]

[Empty box]

windows walkways

27'6"

wood stack

[Empty box]

our parking  
↔

[Empty box]

Driveway

Santa Clara

door

21'6"

38' from edge of street

arbor

Herb Garden

Customers can still exit around us  
←

Extra PKG

PKG for B+P  
Guest right next to door  
or back up if no one in driveway

Home