

DATE SUBMITTED: 10-12-92

PERMIT NO. 4337 ✓

FEE \$ \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1151 Santa Clara

SQ. FT. OF BLDG: 1340

SUBDIVISION HamLite Park

SQ. FT. OF LOT: approx 3600

FILING # 1 BLK # 7 LOT # 025

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-234-07-025

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Frank Green, Jr.

USE OF EXISTING BUILDINGS: Primary Residence

ADDRESS 1151 Santa Clara

TELEPHONE: 243-9005

DESCRIPTION OF WORK AND INTENDED USE: Room Addition (192 Sq Ft.)

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE PR-8

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 0' REAR 5'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

None

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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.

[Signature]  
Department Approval

Frank J. Green, Jr.  
Applicant Signature

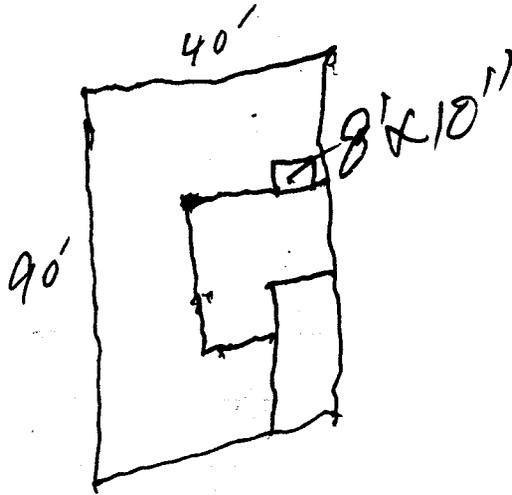
10-12-92  
Date Approved

10-12-92  
Date

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

2068

LOT 7



Property line



Sunroom Addition

ACCEPTED  
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.

1151 Santa Clara

EAST WALL

← 2x6 RAFTERS

← OVER HANG  
FACE BOARD

← INSULATED  
SLIDING  
WINDOWS

← STEEL  
SIDING

STEEL  
DOOR

DECK

4x4  
POST

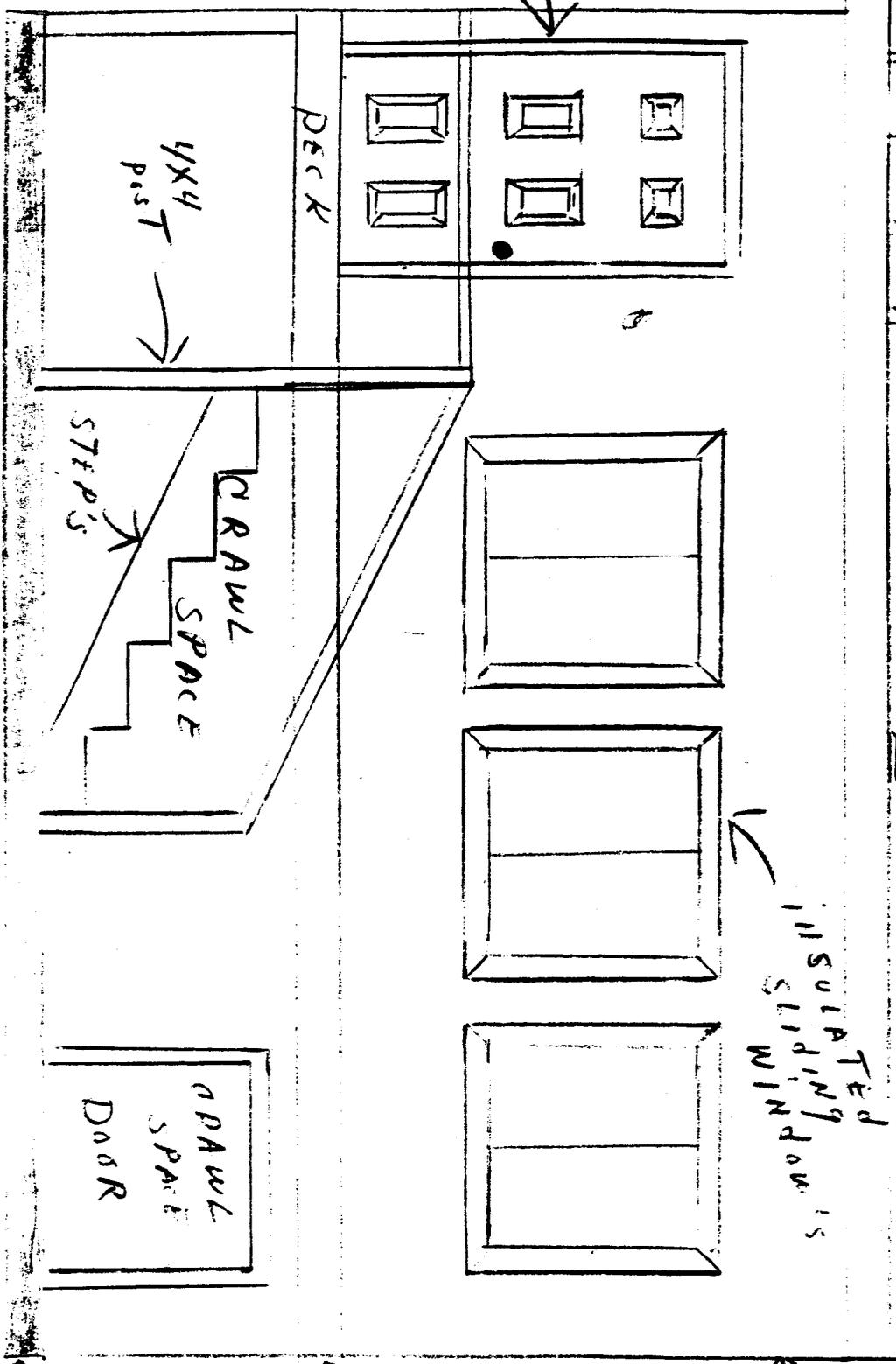
CRAWL  
SPACE  
STEPS

CRAWL  
SPACE  
DOOR

← 2x12"  
FLOOR  
JOIST

← CONCRETE  
SLAB

16'



SOUTH WALL

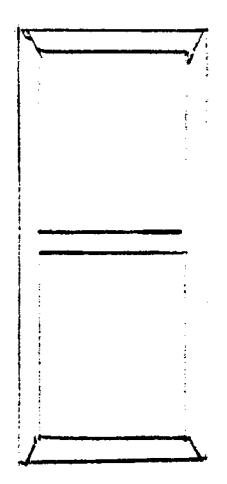
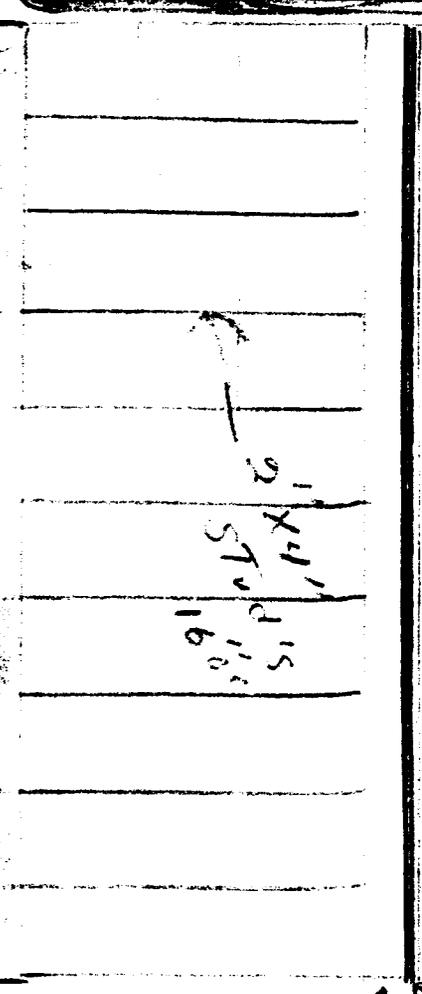
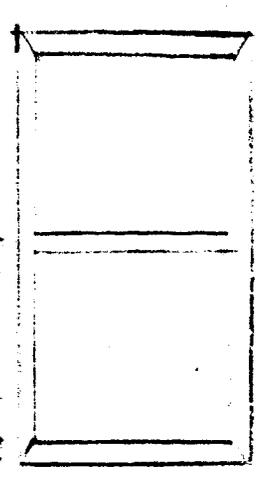
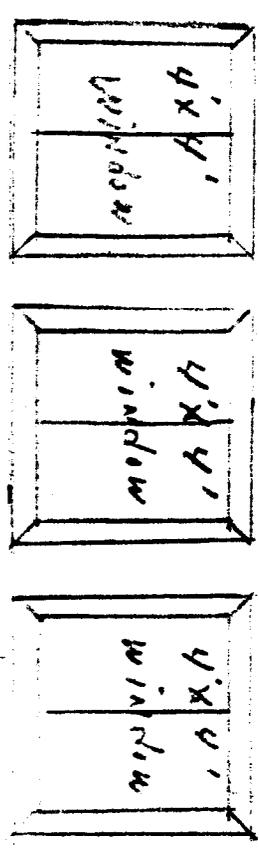
2" x 6" RAFTERS

STEEL RIB ROOF

1" FIXED GLASS

GUTTER & DOWN SPOUT

TWIN 2" STEEL SIDING



12' CONDRETS

SLAB

3/4" SPACERS ON FLOOR  
2" x 12" FLOOR JOIST

1/2" SIDING