

DATE SUBMITTED: 7-16-93

PERMIT NO. 45692

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1308 ORCHARD SQ. FT. OF BLDG: 880 22' x 40'

SUBDIVISION ~~1308~~ N.W. Smith Addition SQ. FT. OF LOT: 60' x 125'

FILING # - BLK # 1 LOT # 10 NO. OF FAMILY UNITS: -

TAX SCHEDULE # 2945-122-04-023 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER TOM GEIST USE OF EXISTING BUILDINGS: VACANT CHURCH

ADDRESS 2335 7<sup>th</sup> AVE SANTA CRUZ  
CA. 95062

TELEPHONE: 434-7078 DESCRIPTION OF WORK AND INTENDED USE: BUILDING GARAGE

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

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FOR OFFICE USE ONLY

ZONE RSF-8 FLOODPLAIN: DESIGNATED YES - NO X

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES - NO -

SIDE 3' REAR 3' CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT - PARKING REQ'MT -

LANDSCAPING/SCREENING REQUIRED: - SPECIAL CONDITIONS: -

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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

[Signature]  
Applicant Signature

7-16-93  
Date Approved

7-16-93  
Date

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

5' EASEMENT

6' Block

30" Block

Lot 10  
Blk 1  
NW Smith

60'

22' x 35'  
GARAGE

55' CHURCH

35'

ORCHARD AVE.

15' x 20'  
DRIVE WAY

15' x 30'  
POOL

ACCEPTED *RSE per Dave*  
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.

3' SETBACK

125'

( CURB GUTTERS )