

DATE SUBMITTED: 2-17-93

PERMIT NO. 44241 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 949 Santa Clara

SQ. FT. OF BLDG: 962

SUBDIVISION Orchard Heights

SQ. FT. OF LOT: 6250

FILING # \_\_\_\_\_ BLK # 13 LOT # 324

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-234-03-003

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

OWNER Ken Stator

USE OF EXISTING BUILDINGS: 201952

ADDRESS 949 Santa Clara

TELEPHONE: 434-6047

DESCRIPTION OF WORK AND INTENDED USE: move residence onto property

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

### FOR OFFICE USE ONLY

ZONE RMT-16

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT 45'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 10' REAR 20'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT \_\_\_\_\_

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.

[Signature]  
Department Approval

Ken Stator  
Applicant Signature

2-17-93  
Date Approved

2-17-93  
Date

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

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.

*J. Bank*

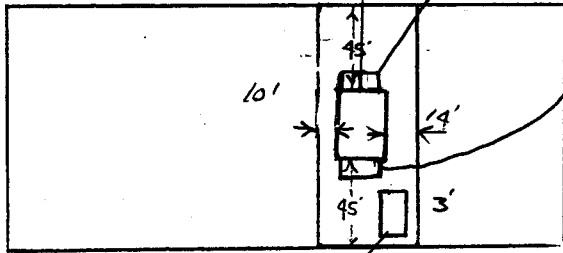
new structure

10' Deck / Porch

SANTA CLARA AVE

12' New Deck

949



PALMER ST

PALISADE ST

VACATED ALLEY

Existing garage

45  
 37  
 22

50  
 26  
 10