

9-20-93

BUILDING PERMIT NO. 46328  
FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 122 Santa Fe  
SUBDIVISION Monterey Heights  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 7  
TAX SCHEDULE NO. 2943 012-01-029  
OWNER Garry DeGarmo  
ADDRESS 536 Hacienda  
TELEPHONE 245-0934

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2350  
SQ. FT. OF EXISTING BLDG(S) 0  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

DESCRIPTION OF WORK AND INTENDED USE:  
Single Family

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-5  
SETBACKS: Front 20' from property line or 1' from center of ROW, whichever is greater  
Side 5' from property line  
Rear 25' from property line  
Maximum Height 32'  
Maximum coverage of lot by structures 35%

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT 6 TRAFFIC ZONE 29  
PARKING REQ'MT \_\_\_\_\_  
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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

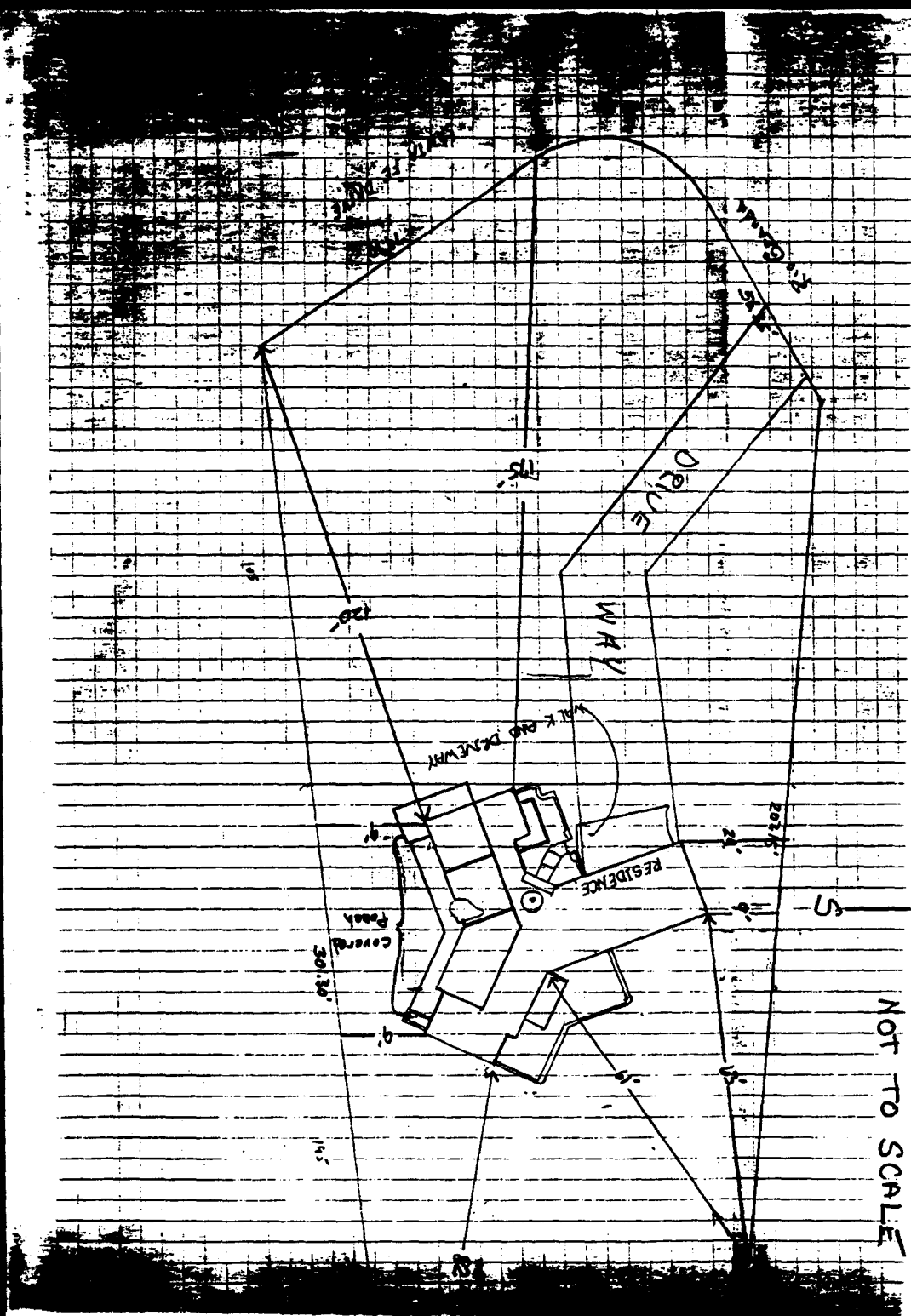
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pety  
Date Approved 9-21-93

Applicant Signature Garry DeGarmo  
Date 9-23-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



ACCEPTED *MP 9-21-93*  
 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.

