

DATE SUBMITTED 4-11-94

BUILDING PERMIT NO. 48289

FEE \$ 500

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

BLDG ADDRESS 125 Santa Fe Drive

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800

SUBDIVISION Monkey Heights

SQ. FT. OF EXISTING BLDG(S) —

FILING BLK 5 LOT 11

TAX SCHEDULE NO. 2943-012-05-007

NO. OF FAMILY UNITS 1

OWNER Richard Giocci

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 123 Santa Fe Dr.

DESCRIPTION OF WORK AND INTENDED USE:
Single Family Residence

TELEPHONE 243-4070

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

ZONE RSF-5

DESIGNATED FLOODPLAIN: YES — NO

SETBACKS: Front 20' from property line or 40' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES — NO —

Side 5' from property line

CENSUS TRACT 6 TRAFFIC ZONE 28

Rear 25' from property line

PARKING REQ'MT —

Maximum Height 32'

SPECIAL CONDITIONS: —

Maximum coverage of lot by structures 35%

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 [Signature]

Applicant Signature [Signature]

Date Approved 4-11-94

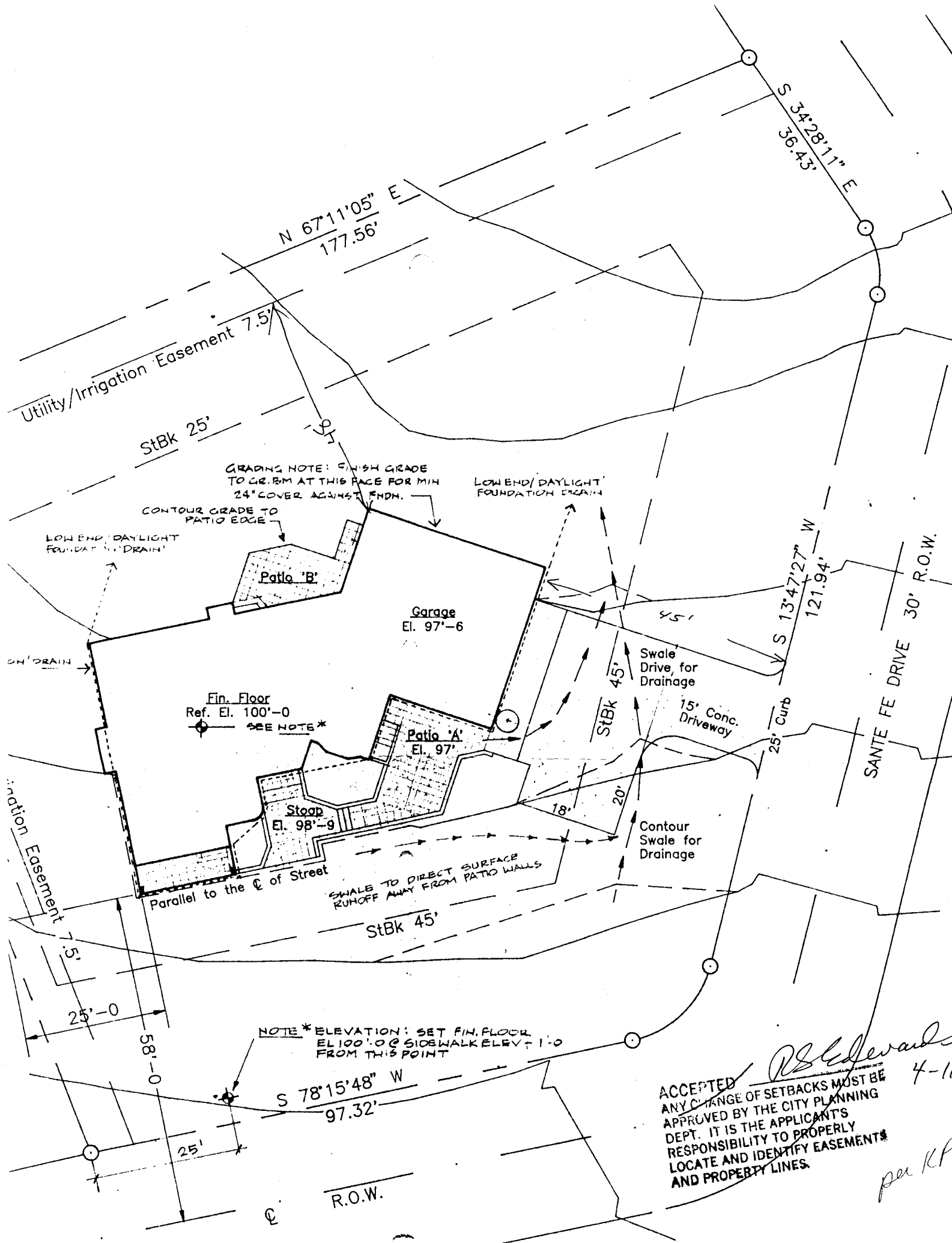
Date 4-11-94

[Signature]
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 *R. Edwards* 4-11
 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.
per KP

--- New Grade
 — Existing Grade

SITE PLAN

1/16" = 1'-0"