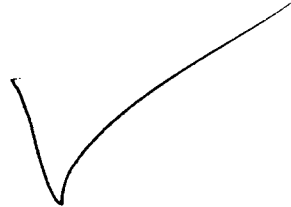


FEE \$	10 ⁰⁰
TCP \$	-

BLDG PERMIT NO. 59188

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 830 Santa Clara TAX SCHEDULE NO. 2945-234-01-003
 SUBDIVISION Richard Mesa HTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 22'x16'2"
 FILING - BLK 28 LOT E50' of SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John + Terri Ray NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 830 Santa clara Ave. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 970 241-1661 USE OF EXISTING BLDGS Residence
 (2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: Bedrooms
 (2) ADDRESS _____ ADDITIONS to Existing
 (2) TELEPHONE _____

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-16 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 36'
 CENSUS TRACT 13 TRAFFIC ZONE 80

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Terri K Ray Date 2-20-97
 Department Approval Santa J. Castello Date 2-20-97

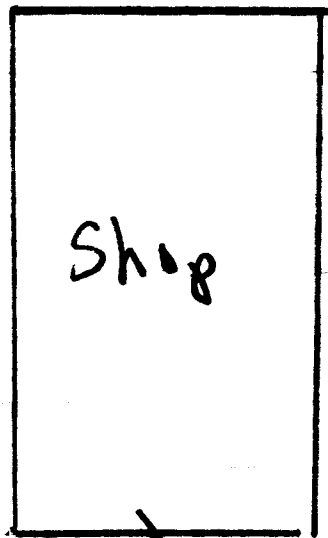
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 4004-3200-10-0
 Utility Accounting Cherise Brown Date 2-20-97

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

River

830 Santa Clara Av. Sub.
lot # _____ Block # 28



140'± to rear P.L. ↑

ACCEPTED SLC 2/20/97
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.

25'

10'

8'

16'

NEW LOWER LEVEL

18'

34'

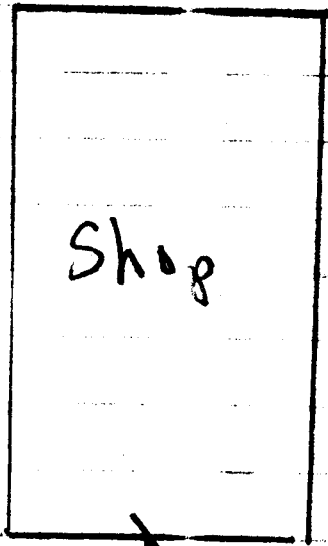
50'

20'

∅ of Road

River

830 Santa Clara Av. Sub
lot # _____ Block # 28



Shop

140'± to rear P.L.

Revised

ACCEPTED SLC 2/25/97
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.

ACCEPTED SLC 2/20/97
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.

25' 28"

NEW LOWER LEVEL

10'

8'

16'

18'

17' 3"

34'

50'

20'

☉ of Road