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BLDG PERMIT NO. U5056

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 757 SANTA CLARA TAX SCHEDULE NO. 2945-234-05-002

SUBDIVISION Orchard Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720

FILING 95-6-97K BLK 11 LOT 142 SQ. FT. OF EXISTING BLDG(S) 576

(1) OWNER Howard & Patty Daniels NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 757 Santa Clara

(1) TELEPHONE 242-1647 NO. OF BLDGS ON PARCEL
BEFORE: 3 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Howard & Patty Daniels USE OF EXISTING BLDGS Home & Storage

(2) ADDRESS 757 Santa Clara DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-1647 Home & Storage

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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)
or 45 from center of ROW, whichever is greater

Side 3 from PL Rear 10 from PL

Maximum Height 36

Parking Req't _____

Special Conditions _____

CENSUS 13 TRAFFIC 80 ANN# _____

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 Howard Daniels Date 5-1-98

Department Approval Kathleen Portman Date 5/1/98

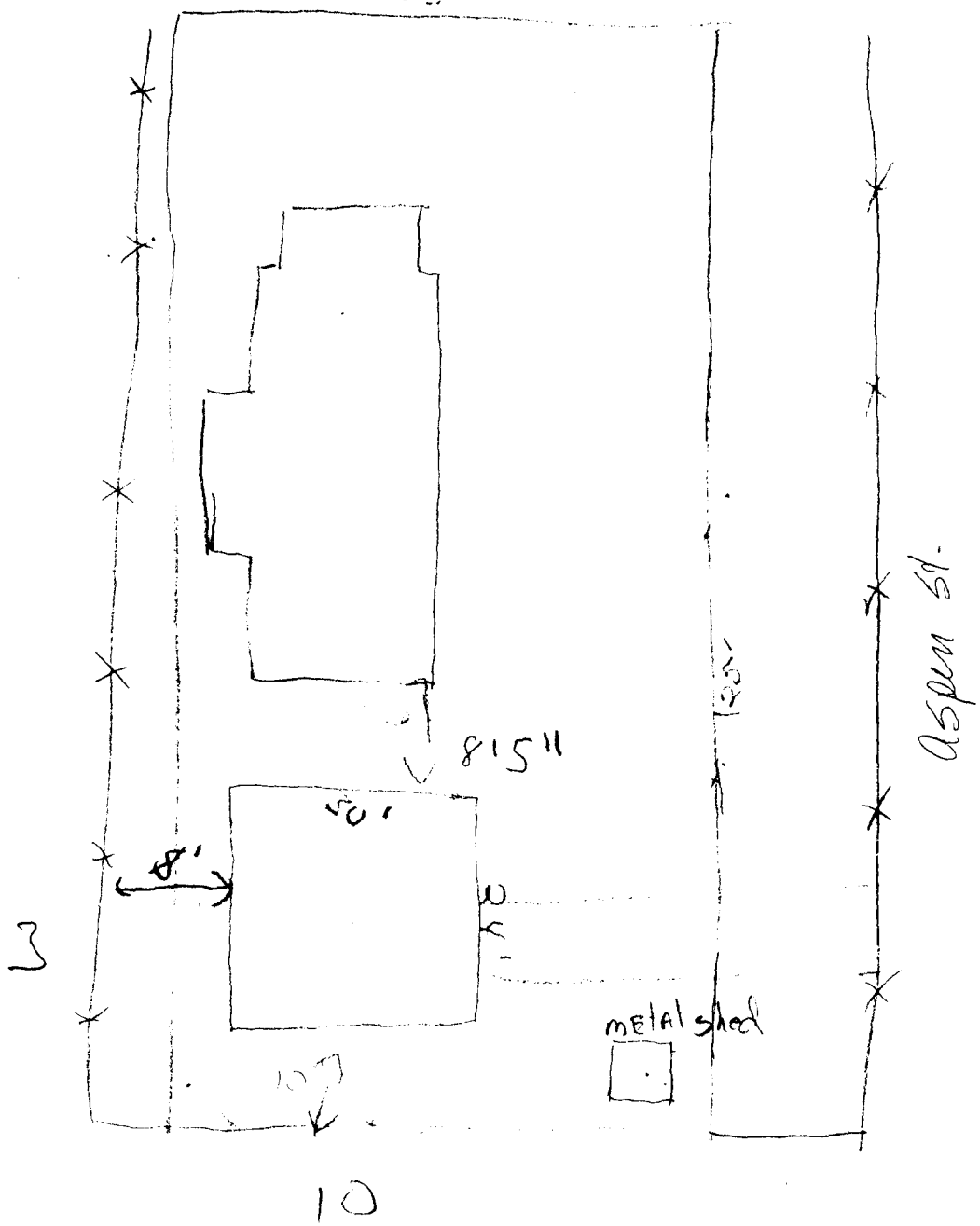
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Debi Overholt Date 5-1-98

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)

Santa Clara



ACCEPTED KP 5/1/98
ANY CHANGE OF METALLING MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

driveway to remain
in existing location.

OK - U Ashbed
5/1/98