

DATE SUBMITTED: 7/24/87

PERMIT # 28233

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2301 N. 17th CIRCLE

SQ. FT. OF BLDG: 1700

SUBDIVISION: ~~FRACT~~ Greenwood Estates

SQ. FT. OF LOT: 7300

FILING # _____ BLK # 1 LOT # 16

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
~~2943-142-24-001~~ 245-122-13-016

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: L.K. PRICHARD

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2301 N. 17th CIRCLE

home

PHONE: 243-9127 or 241-1177

DESCRIPTION OF WORK AND INTENDED USE:
Add on to Existing Bedrooms

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 5 R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 7/24/87

APPROVED BY: Kathy Portner

Curtis S. Gray
SIGNATURE

NORTH

CANAL ROAD

130 ft

15'

98'

6'

14-8'

30' PLUS

50'

2301 N. 17th CIRCLE

STREET 17th CIRCLE

GARAGE

DRIVE

11.5'

91 ft

