

DATE SUBMITTED: 9/7/88

PERMIT # 31312

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

150<sup>sq ft</sup>

BLDG ADDRESS: 318 N. 17<sup>th</sup> ST.

SQ. FT. OF BLDG: 800<sup>sq ft</sup>

SUBDIVISION: MAIN ST. ADD.

SQ. FT. OF LOT: 121 x 50

FILING # \_\_\_\_\_ BLK # 3 LOT # 23

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-133-01-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: S.K. WEENER

USE OF ALL EXISTING BUILDINGS:  
HOME & GARAGE

ADDRESS: 318 N. 17<sup>th</sup> ST.

PHONE: 245-1141

DESCRIPTION OF WORK AND INTENDED USE:  
Room ADDITION

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

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FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 45' S 10' R 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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 AND 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.

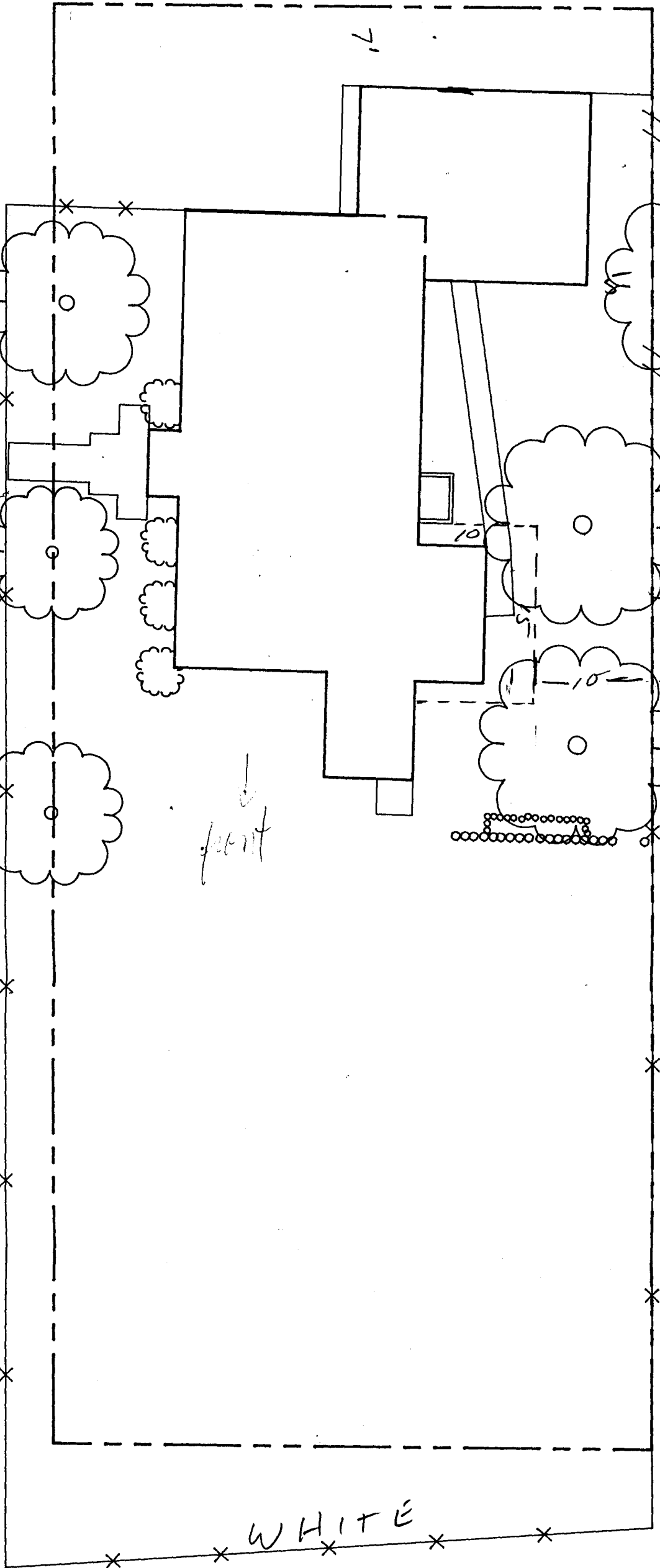
DATE APPROVED: 9/7/88

APPROVED BY: Kathy Padua

Stanley Weber  
SIGNATURE

10/14

17th St



front

WHITE