

DATE SUBMITTED: MAR. 23, 1990

PERMIT # 35455

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2221 17th Circle

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Greenwood Estates

SQ. FT. OF LOT: 6100

FILING # \_\_\_\_\_ BLK # 1 LOT # 12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-122-13-012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Sally McKinnon

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2221 17th Circle

Home

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
extend Garage 5'

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: RSF-8

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

SETBACKS: F 20' S 5' R 15'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: ✓

TRAFFIC ZONE: 28

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.)

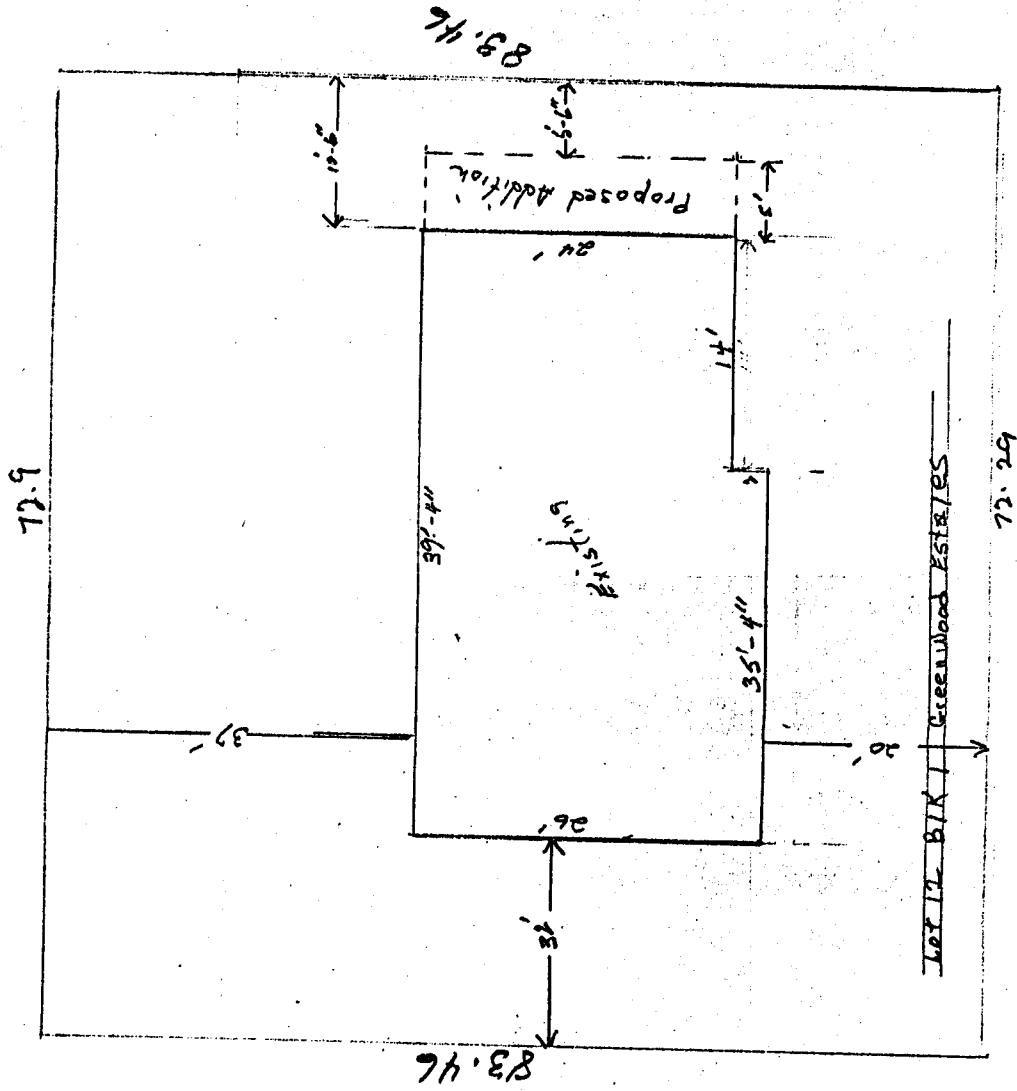
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: MAR 23, 1990

APPROVED BY: [Signature]

[Signature]  
SIGNATURE



ACCEPTED 3-23-20 20  
 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.

2821 17th Circle