

DATE SUBMITTED: 11/6/90

PERMIT # 37434
FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 615 N. 17th.

SQ. FT. OF BLDG: 26' x 39'

SUBDIVISION: Slacomb's Addition

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 10 LOT # 17-18

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-132-04-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Bob MAFSEY

USE OF ALL EXISTING BUILDINGS:
2

ADDRESS: _____

PHONE: 242-0320

DESCRIPTION OF WORK AND INTENDED USE:

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

NEW ENTRY way - Bay window addition to garage - remodel of attic for bedrooms & bath

FOR OFFICE USE ONLY

LINE: R5E-8

FLOODPLAIN: YES _____ NO

SETBACKS: ^{Accessary} OF 20 S 3 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: ~~7~~ 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING: _____

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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

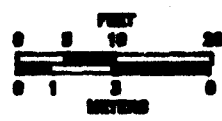
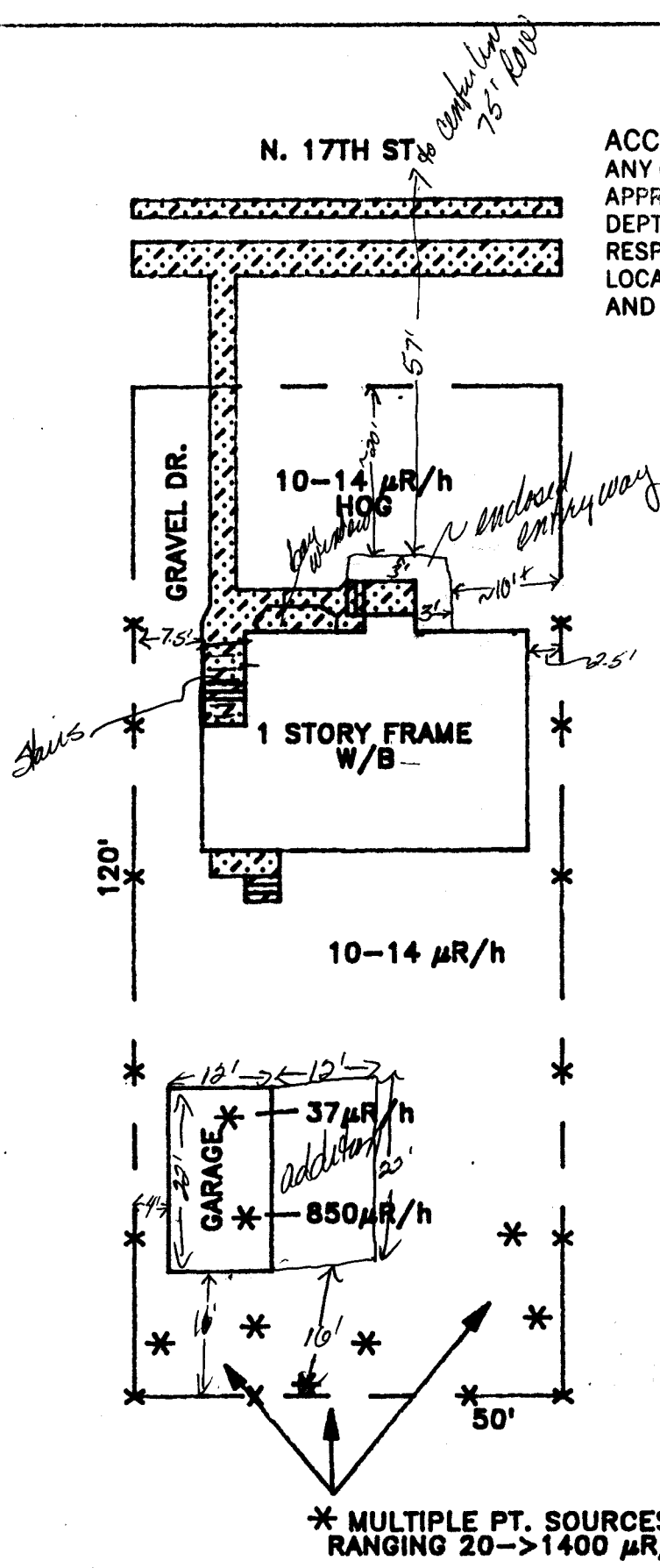
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11/6/90

APPROVED BY: Ruthy Portman

Bob Mafsey SIGNATURE

ACCEPTED *RP 11/6/90*
 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.



GJ04132
 615 N. 17TH ST.

Figure 1. Location GJ04132, 615 N. 17th Street, Grand Junction, CO.

10/25/88

JAA
 1" = 20'