

DATE SUBMITTED: 10/3/91

PERMIT NO. 40048

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 604 N. 17th ST

SQ. FT. OF BLDG: 644

SUBDIVISION: Slocumb

SQ. FT. OF LOT: 120' x 50'

FILING NO. ___ BLK NO. 11 LOT NO. 12/13

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-132-03-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Edsel D. Swanson

USE OF EXISTING BUILDINGS: Home

ADDRESS: 604 N. 17th

DESCRIPTION OF WORK AND INTENDED USE: Garage

TELEPHONE: 241-3608

SUBMITTALS REQUIRED: Two 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

Accessory
SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 3' REAR 3'

CENSUS TRACT: 7 TRAFFIC ZONE: 40

MAXIMUM HEIGHT 32

PARKING REQ'MT -

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathy Porter
Department Approval
10/3/91
Date Approved

Edsel D. Swanson
Applicant Signature
10-3-91
Date

CHIPETA AVE

ACCEPTED RP 10/3/91
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.

16'

Existing house

28'

28'

proposed
garage

7'

Property Line

ALLEY

