

DATE SUBMITTED: 5/11/92

PERMIT NO. 41875 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 626 N 17th St

SQ. FT. OF BLDG: 860 sq ft

SUBDIVISION Slocomb

SQ. FT. OF LOT: 6,000 sq ft (50' x 120')

FILING # \_\_\_\_\_ BLK # 11 LOT # 6+7

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2945-132-03-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Lanny Paulson

USE OF EXISTING BUILDINGS: Residence + Garage

ADDRESS 626 N 17th St, GJ

TELEPHONE: 241-6788

DESCRIPTION OF WORK AND INTENDED USE: Dining Room Addition + Deck (uncovered)

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE RSF-8

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

SETBACKS: FRONT 20'

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

SIDE 5' REAR 15'

CENSUS TRACT: 7 TRAFFIC ZONE: 38

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

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

SPECIAL CONDITIONS: Side Yard Setback 3' for uncovered deck.

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.

  
Department Approval

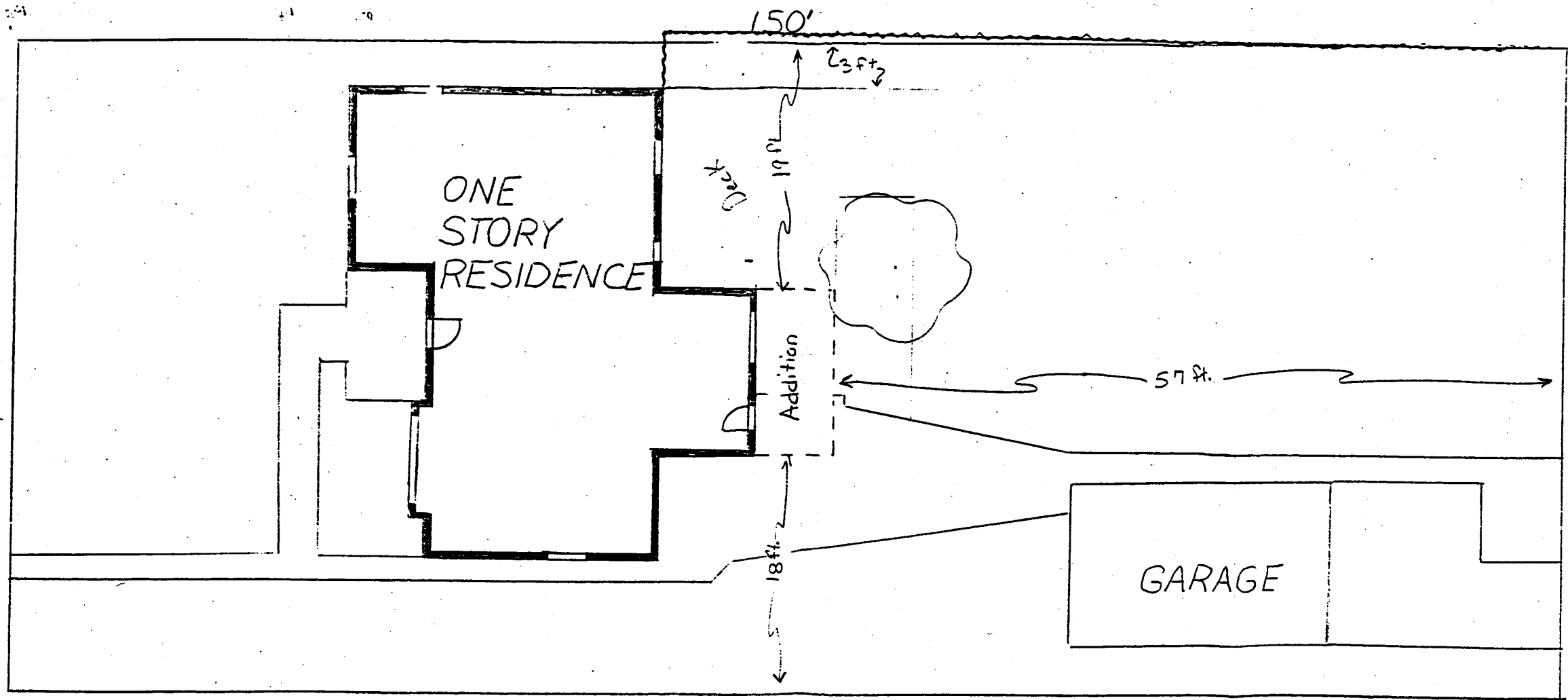
Bobbie Paulson  
Applicant Signature

5-11-92  
Date Approved

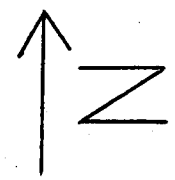
5/11/92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

NORTH 17TH STREET



ALLEY 50'



ACCEPTED *DM* 5-11-97  
 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.