

DATE SUBMITTED: SEPT 1, 1992

PERMIT # 42738

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1720 N. 17TH

SQ. FT. OF BLDG: 330^{sq}'

SUBDIVISION: _____

SQ. FT. OF LOT: 9375^{sq}'

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-123-08-006

2

PROPERTY OWNER: JAMES T. HARPER

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1720 N. 17TH ST

HOUSE & GARAGE

PHONE: 242-2785

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.

FAMILY ROOM ADDITION

FOR OFFICE USE ONLY

ZONE: RSE-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5' R 20' 15'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 20

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 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: Sept 1, 92

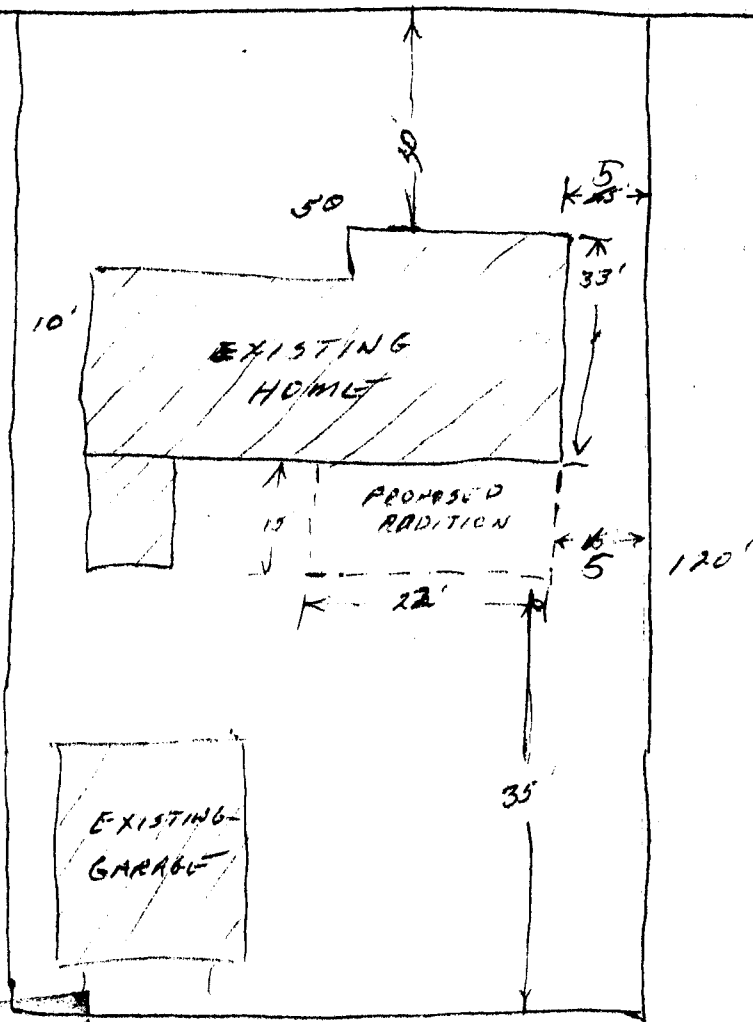
APPROVED BY: _____

Robyn Phillips
SIGNATURE

NORTH

17 TH

75'



ACCEPTED
 ANY CHANGE OF EASEMENTS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT TO THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

ALLEY

Jim Carrucci

PLOT PLAN
 1720 N. 17TH ST
 GARAGE CO