

DATE SUBMITTED: 5-13-93

PERMIT NO. 110110911 - pa  
RE-USE

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1630 N. 17<sup>th</sup> ST.

SQ. FT. OF BLDG: 128 sq. ft

SUBDIVISION ELMWOOD PLAZA SUBDIVISION

SQ. FT. OF LOT: 6688 sq. ft

FILING # \_\_\_\_\_ BLK # 3 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294512308613

NO. OF BUILDINGS ON PARCEL BEFORE THIS  
PLANNED CONSTRUCTION: 1

OWNER Frank A. Brown

USE OF EXISTING BUILDINGS:  
One family dwelling

ADDRESS 1630 N. 17<sup>th</sup> ST

DESCRIPTION OF WORK AND INTENDED USE:  
Construct storage shed

TELEPHONE: (303) 243-6130

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

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

SETBACKS: FRONT 20'

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

SIDE 3' from eave REAR 3' from eave

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 22'

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.

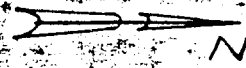
M. Pity  
Department Approval

Frank A. Brown  
Applicant Signature

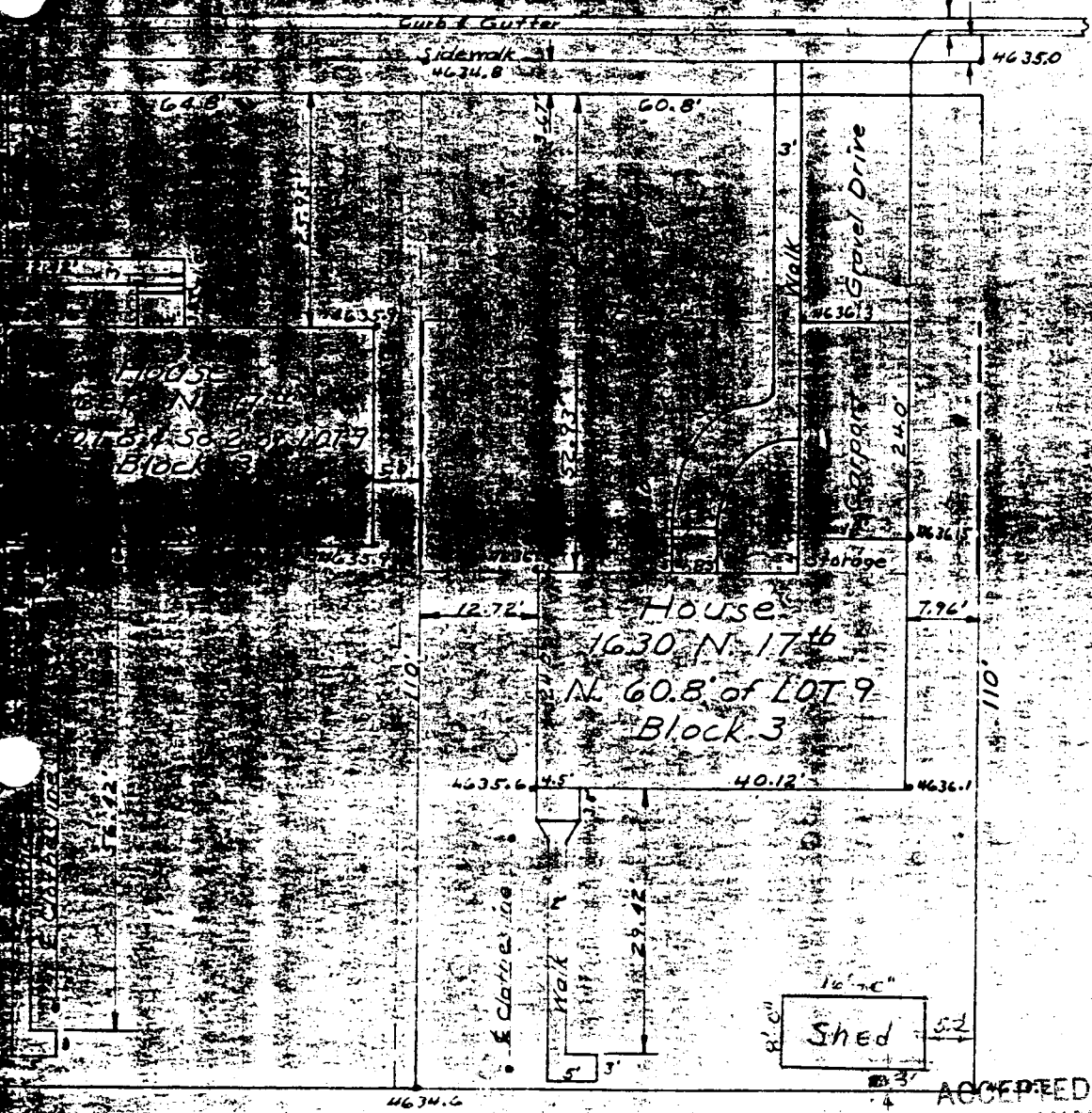
5-13-93  
Date Approved

5-13-93  
Date

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



N. 17th St



ACCEPTED MP 5-13-93  
 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.

John C. Leavitt Company Improvement Plat	
LOTS 8 & 9, BLOCK 3 ELMWOOD PLAZA SUBD'N. Grand Junction, Colo.	
Surveyed	CJI
Drawn	CJI
Grand Junction, Colo.	9/27/58