

DATE SUBMITTED: 5/7/93

PERMIT NO. None req'd  
less than 1000  
FEE \$ -0- Per BDept  
RSC

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1716 11 17TH STREET SQ. FT. OF BLDG: 10 x 12  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF LOT: \_\_\_\_\_  
 FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_ NO. OF FAMILY UNITS: \_\_\_\_\_  
 TAX SCHEDULE # 2945-123-08-009 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
 OWNER J. M. Catt Diane Catt Gay Hall USE OF EXISTING BUILDINGS: none  
 ADDRESS 1716 11 17TH ST. DESCRIPTION OF WORK AND INTENDED USE:  
 TELEPHONE: 241-5241 STORAGE BLDG.

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

\*\*\*\*\*  
 FOR OFFICE USE ONLY  
 ZONE RSF8 FLOODPLAIN: Designated YES \_\_\_\_\_ NO   
 SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SIDE 3' REAR 3' CENSUS TRACT: 60 TRAFFIC ZONE: 31  
 MAXIMUM HEIGHT \_\_\_\_\_ 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. Patey  
 Department Approval  
5-7-93  
 Date Approved

J. M. Catt  
 Applicant Signature  
5-7-1993  
 Date

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

