

DATE SUBMITTED: 3/25/92

PERMIT NO. 41301L

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 929 Main

SQ. FT. OF BLDG: _____

SUBDIVISION Grand Jct

SQ. FT. OF LOT: _____

FILING # _____ BLK # 678 LOT # 113

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-144-22-004

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

OWNER F. Marie Sheffer

USE OF EXISTING BUILDINGS: Residential

ADDRESS 929 Main GJ

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 245 7753

H.C. Ramp

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

FOR OFFICE USE ONLY

ZONE B-3

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 10 REAR 10

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

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.

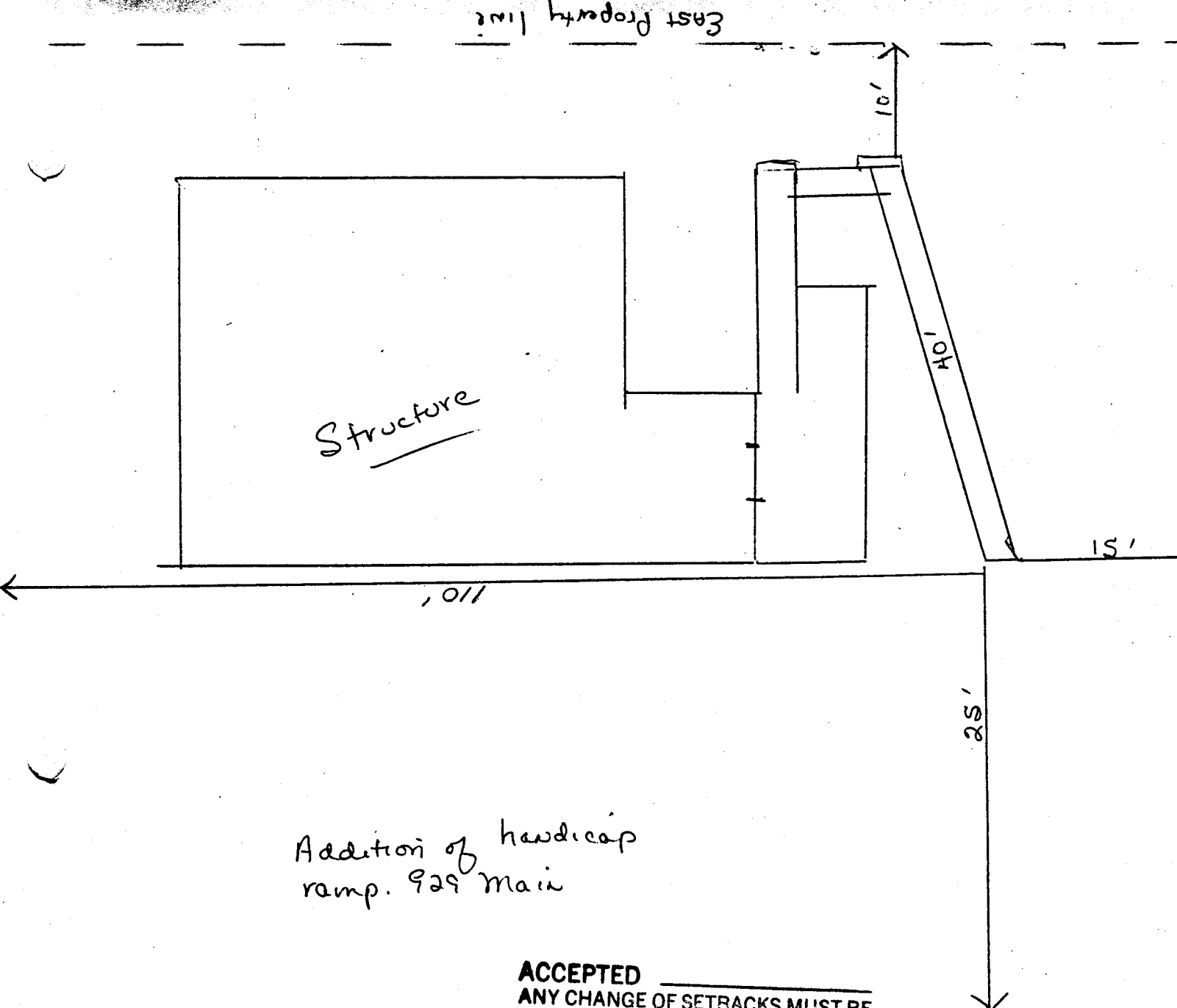
Kadett McGrew
Department Approval

F. Marie Sheffer
Applicant Signature

3/25/92
Date Approved

3/25/92
Date

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



Addition of handicap
ramp. 929 Main

ACCEPTED
 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.