

DATE SUBMITTED: 4-28-92

PERMIT NO. 422 421701

FEE \$ 10.50

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1021 MAIN ST.

SQ. FT. OF BLDG: 2330

SUBDIVISION _____

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 112 LOT # 5, 6

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-144-23-002

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

OWNER CAROLE HARSHMAN/JANICE McBel

USE OF EXISTING BUILDINGS: OFFICE

ADDRESS 1021 MAIN ST.

TELEPHONE: 243-7887

DESCRIPTION OF WORK AND INTENDED USE: ADDITION TO REAR OFFICES AND BATH.

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 X

SETBACKS: FRONT 35'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0' REAR 0'

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT 40'

PARKING REQ'MT 5 SPACES REQ.

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.

B. Burt
Department Approval

John A. Burt
Applicant Signature

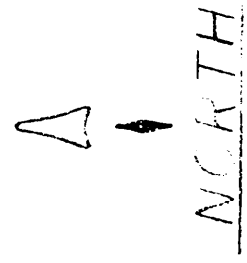
April 28, 1992
Date Approved

4-28-92
Date

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

1021 MAIN SITE PLAN

ACCEPTED MP H-28-22
ANY CHANGES TO THIS PLAN
MAY BE SUBJECT TO PERMITS
AND REGULATORY AGENCIES



MAIN ST.

