

DATE SUBMITTED 10 Feb 94

✓ BUILDING PERMIT NO. 47981

FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 910 S. 4TH ST.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 540 SF

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945 232 00 001

NO. OF FAMILY UNITS \_\_\_\_\_

OWNER H. OLDHAM

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 3

ADDRESS 910 S. 4TH ST

DESCRIPTION OF WORK AND INTENDED USE:  
OV'D STOR. ABOVE EXIST. BLDG

TELEPHONE 245 1683

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE I-2

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: Front 20' from property line or 46' from center of ROW, whichever is greater

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

Side 0 from property line

CENSUS TRACT 8 TRAFFIC ZONE 44

Rear 0 from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height 65'

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pety  
Date Approved 2-10-94

Applicant Signature H. Oldham  
Date \_\_\_\_\_

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

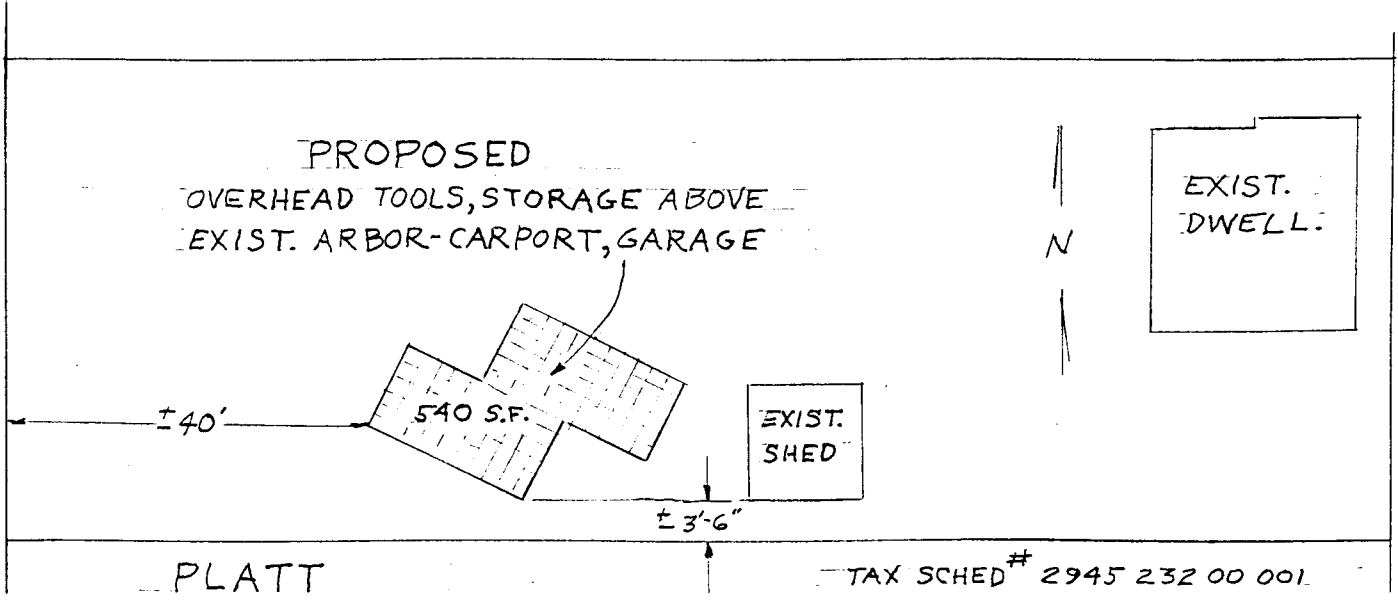
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

ACCEPTED *MP 2-10-94*  
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.

910 S. 4TH ST.



PLATT

TAX SCHED # 2945 232 00 001