

DATE SUBMITTED 4-6-94

BUILDING PERMIT NO. 48236

FEE \$ N/C

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

BLDG ADDRESS 903 Main St

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

SUBDIVISION

FILING BLK 113 LOT 142

SQ. FT. OF EXISTING BLDG(S) 2000

TAX SCHEDULE NO. 2945-144-22-001

NO. OF FAMILY UNITS 1

OWNER MICHAEL WHITE

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 903 MAIN ST.

DESCRIPTION OF WORK AND INTENDED USE:
Replace front porch railing

TELEPHONE 2512-2392

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

JNE B-3

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 35' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 0' from property line

CENSUS TRACT 7 TRAFFIC ZONE 41

Rear 0' from property line

PARKING REQ'MT

SPECIAL CONDITIONS:

Maximum Height 40

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 P S Edwards

Applicant Signature Michael White

Date Approved 4-6-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)