

DATE SUBMITTED: 11-2-88

PERMIT # 31723

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2712 MIDWAY

SQ. FT. OF BLDG: 22' x 22'

SUBDIVISION: ONAN

SQ. FT. OF LOT:

FILING # BLK # 3 LOT # 1

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:
2945-012-03-001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: Phil Taylor

USE OF ALL EXISTING BUILDINGS:
Home

ADDRESS: 2712 MIDWAY

PHONE: 7458641

DESCRIPTION OF WORK AND INTENDED USE:
GARAGE

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RES-4

FLOODPLAIN: YES NO X

SETBACKS: F 20ft S 7 R 10

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 3.2

CENSUS TRACT #: 10

PARKING SPACES REQ'D:

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS:

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) 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.

DATE APPROVED: 11-2-88

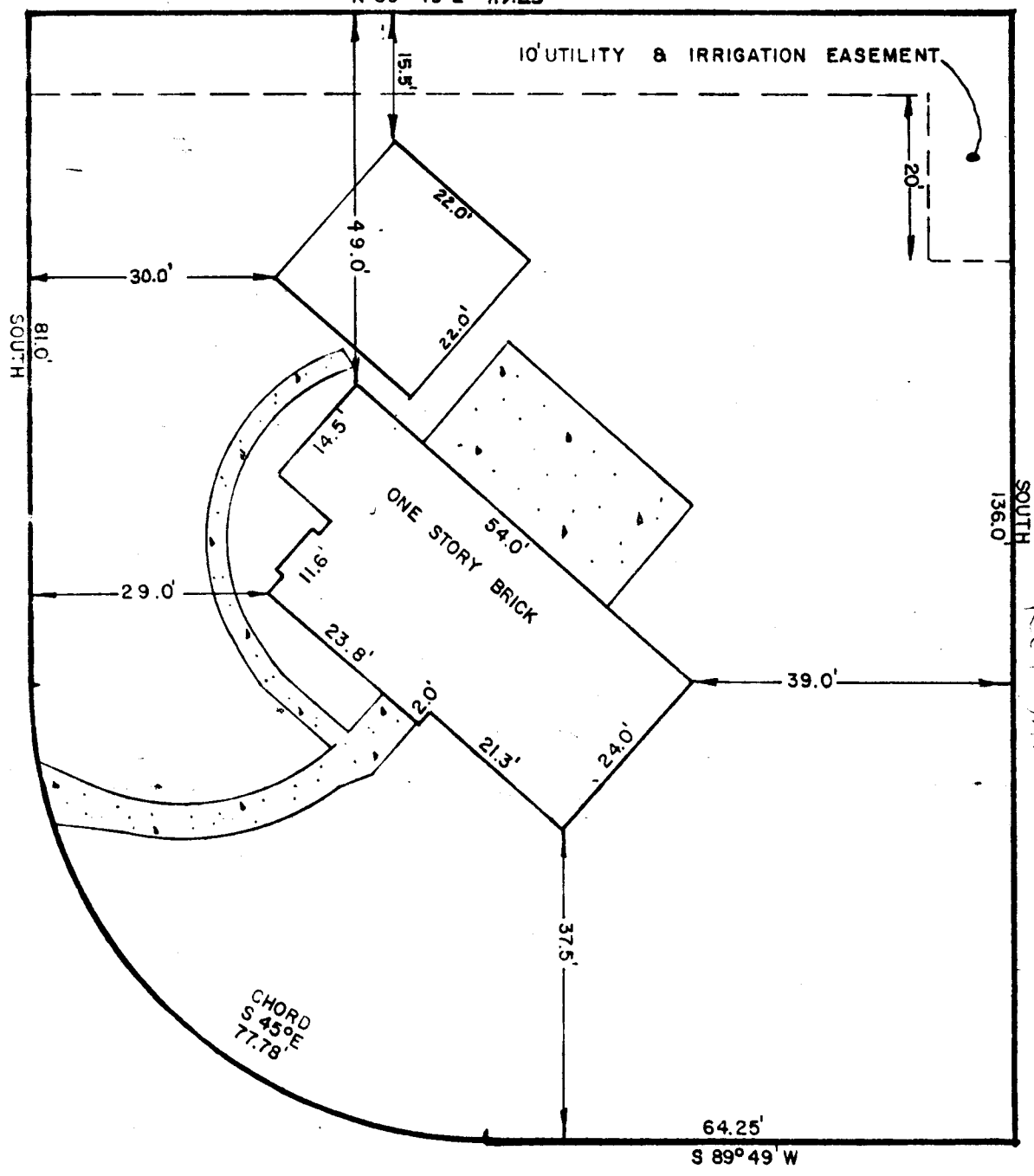
APPROVED BY: Xirde Gutzel

Phil Taylor
SIGNATURE

2712 MIDWAY AVE.
LOT 1, BLOCK 3, ONAN SUB., MESA CO., COLO.

11-1-88

SIDE YARD
N 89° 49' E 119.25'



SCALE 1" = 20'

SITE PLAN

Approved City Planning 11-2-88
LW