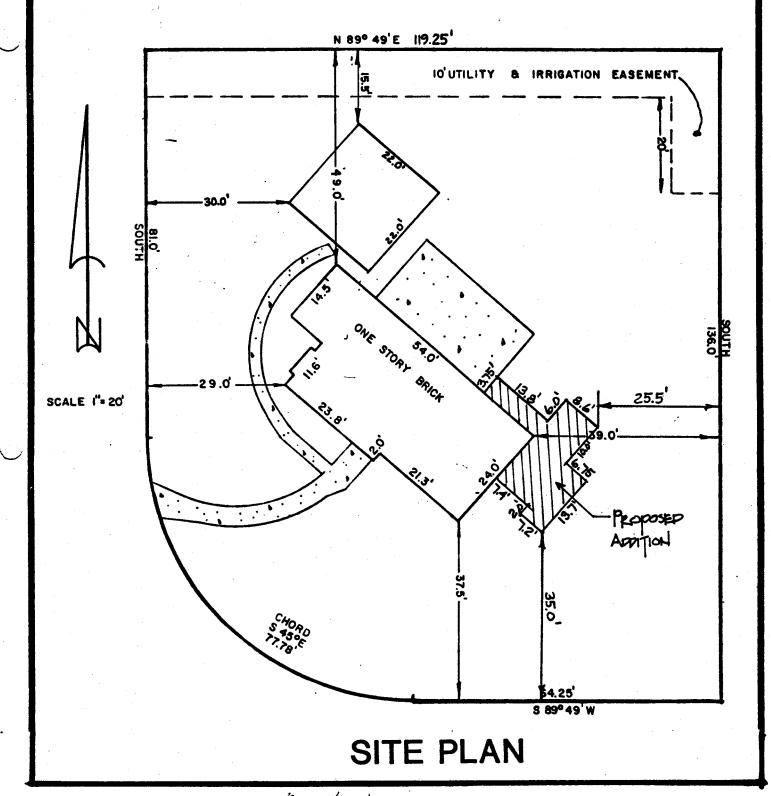
PERMIT NO. 39793 FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2712 MIDWAY DA.	sq. ft. of bldg: <u>360</u>
SUBDIVISION: ONAN	sq. ft. of lot: 19184
FILING NO BLK NO. 3 LOT NO. 1	· NO. OF FAMILY UNITS:
TAX SCHEDULE NO: 2945 01 03 001	NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
OWNER: PHILLIP & Halen Taylor	USE OF EXISTING BUILDINGS: RESIDENTIAL
ADDRESS: 2712 MIDWAY DR.	
TELEPHONE: 245-864) 242-6804 (0414)	DESCRIPTION OF WORK AND INTENDED USE:
SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.	

FOR OFFICE USE ONLY	
30NE	FLOODPLAIN: YES NO _X
SETBACKS: FRONT 45 4	GEOLOGIC HAZARD: YES NO 💢
side <u>7</u> rear <u>30</u>	CENSUS TRACT: 10 TRAFFIC ZONE: 21
MAXIMUM HEIGHT 32'	PARKING REQ'MT
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.	
Suiten Kallkelle	Philador
Department Approval	Applicant Signature
Date Approved	Date

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



ACCEPTED APPLICATION OF SETBACKS MUST BE APPRICATED TO THE CITY PLANNING DEPOSITE OF SETBACKS MUST BE RESPONSIBLLY TO PERLY LOCATE AND FOR THE CONTRACT OF SEMENTS.

AND PROPERTY LINES.