

DATE SUBMITTED 7-26-93

BUILDING PERMIT NO. 46194 ✓

FEE \$ 5.00

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

\$

BLDG ADDRESS 245 McFarland

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192

SUBDIVISION McFarland Estates

FILING _____ BLK _____ LOT 2

SQ. FT. OF EXISTING BLDG(S) _____

TAX SCHEDULE NO. 2945-112-23-002

NO. OF FAMILY UNITS 1

OWNER MR. JIM BURNS

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 245 McFarland

DESCRIPTION OF WORK AND INTENDED USE:
ROOM ADDITION.

TELEPHONE 242-4218

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

ZONE RSF-5

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 4 TRAFFIC ZONE 25

Rear 15' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 45%

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 Maria Pety
Date Approved 7-26-93

Applicant Signature [Signature]
Date 7-26-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

House

CUT TAILS OF EXISTING TRUSSES.

REMOVE EXISTING DECK

EXISTING DECK

NEW AREA

ACCEPTED *MP 1-26-93*
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.

90'

32'

110'

7'

16'

12'

32'

EXISTING HOUSE

EXISTING DOOR

OR

OR