

DATE SUBMITTED 3/25/94

BUILDING PERMIT NO. 48215
FEE \$ 500

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS ~~2707~~ 2707 Midway Ave. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

SUBDIVISION Horizon View SQ. FT. OF EXISTING BLDG(S)

FILING BLK 7 LOT 1 NO. OF FAMILY UNITS

TAX SCHEDULE NO. 2945 02-07-005 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

OWNER HEATHER BURNS (003) DESCRIPTION OF WORK AND INTENDED USE:
new residence

ADDRESS 2707 Midway Ave

TELEPHONE 242-8662

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

ZONE RSF-4 DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater
Side 7' from property line
Rear 30' from property line
Maximum Height 32'

GEOLOGIC HAZARD: YES NO

CENSUS TRACT 10 TRAFFIC ZONE 21

PARKING REQ'MT

SPECIAL CONDITIONS:

Maximum coverage of lot by structures 35%

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.

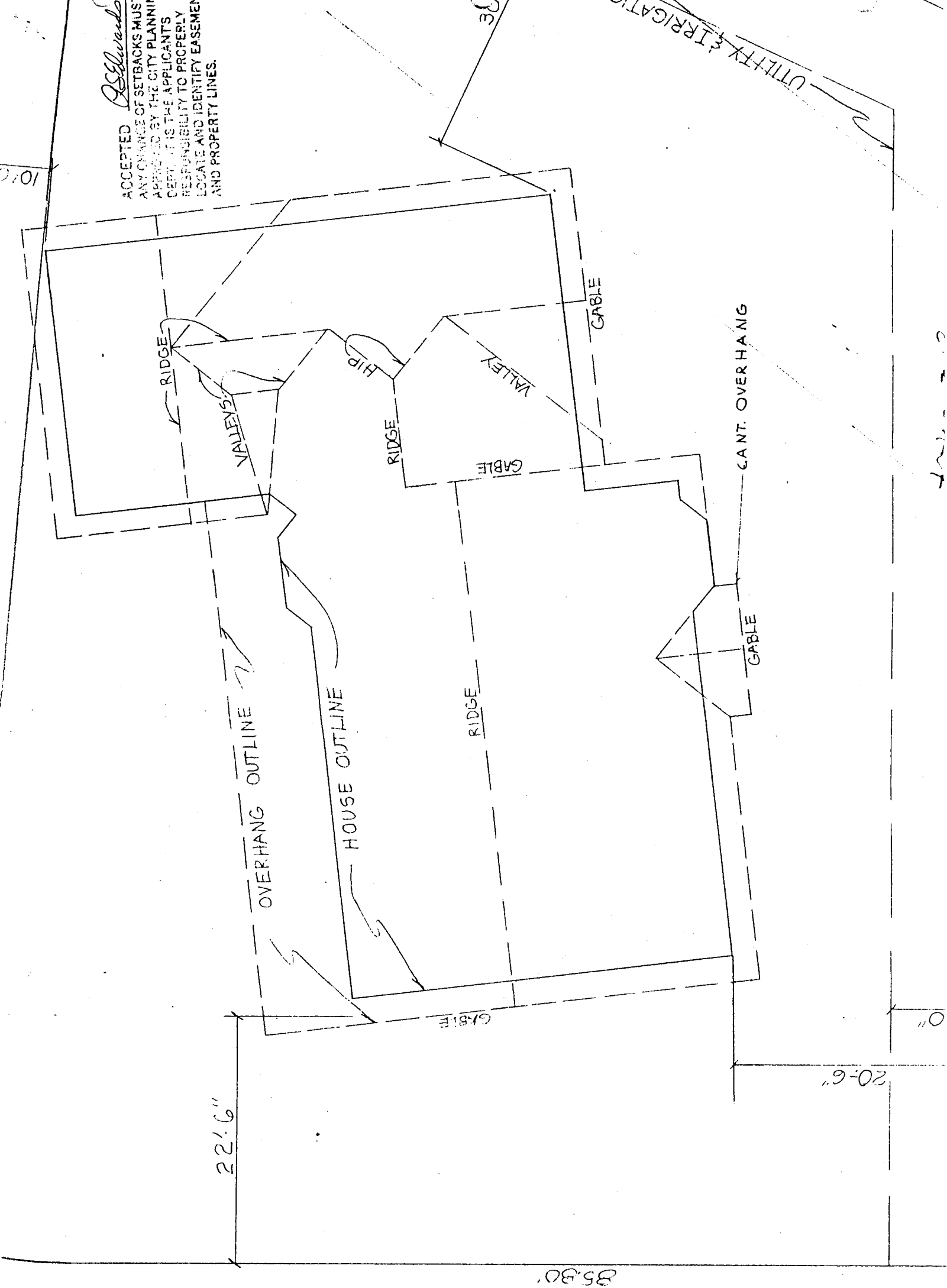
Department Approval RS Edwards Applicant Signature Heather Burns

Date Approved 3/25/94 Date 3/23/94

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 *R. Edwards*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.



UTILITY & IRRIGATION

201-2-10

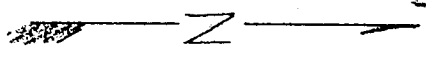
0"

20'-6"

35'-80"

1070

BLOCK 7 LOT 1
ONANS SUBDIVISION



Accepted 3/15/14

ACCEPTED
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.

10'-0"

EASEMENT

96.2'

110'-0"

30'-0"

UTILITY & IRRIGATION

RIDGE

VALLEYS

HIP

RIDGE

GABLE

VALLEY

GABLE

CANT. OVERHANG

GABLE

OVERHANG OUTLINE

HOUSE OUTLINE

RIDGE

