

FEE \$ 5.00

BLDG PERMIT NO. 48966

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2709 MIDWAY AVE TAX SCHEDULE NO. 294501207005
 SUBDIVISION ~~OWNED~~ HORIZON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 2150
 (1) OWNER BOB BEVILLE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2709 MIDWAY AVE NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 245-8678 USE OF EXISTING BLDGS Home
 (2) APPLICANT BOB BEVILLE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2709 MIDWAY AVE
 (2) TELEPHONE 245-8678 2 Car Garage Storage - Enlarge Bedroom

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bob Beville Date 6-14-94
 Department Approval Marcia Fudge Date 6-14-94

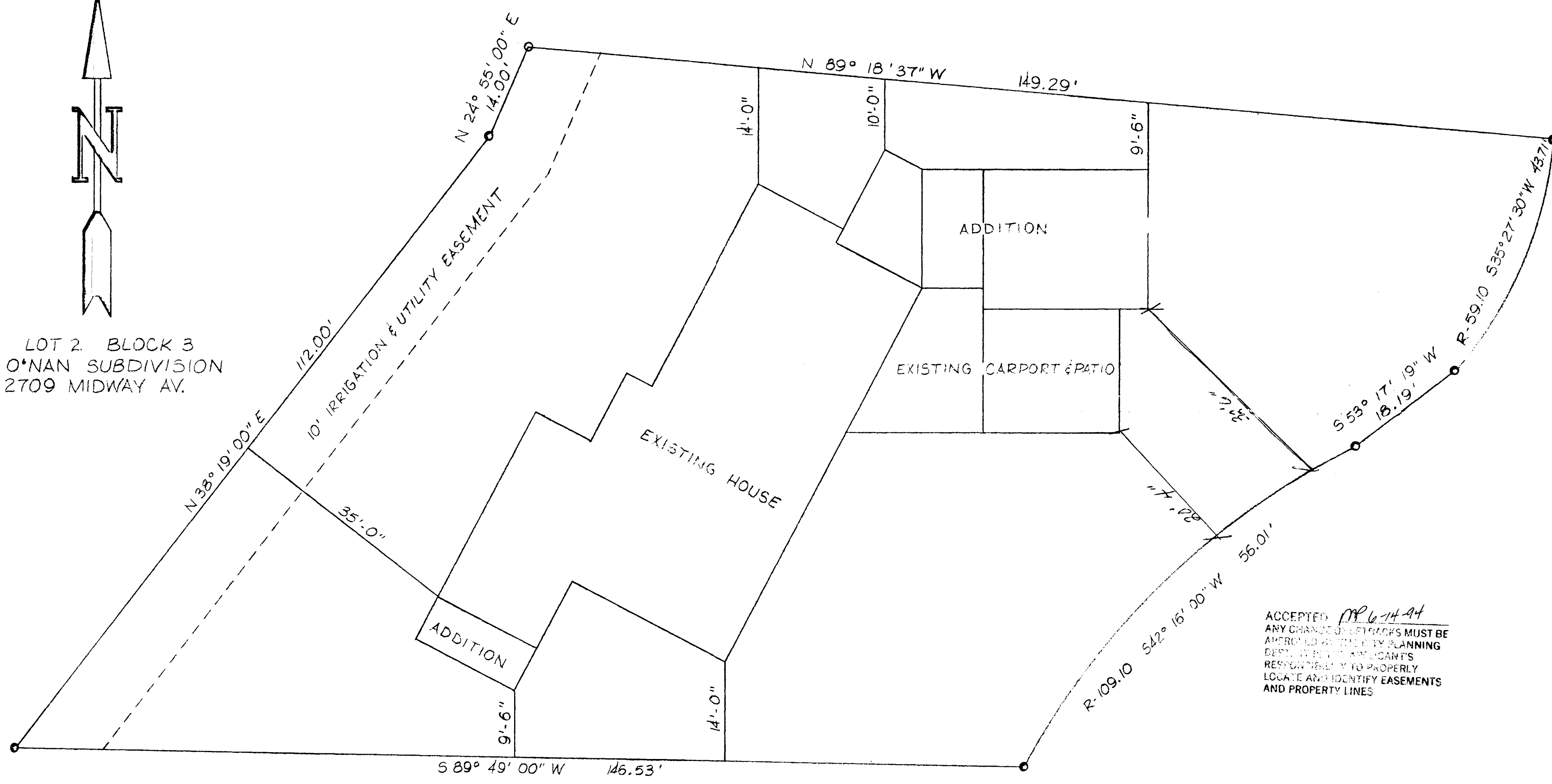
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3021-6600-02-0
 Utility Accounting Richardson Date 6-14-94 03-?

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



LOT 2, BLOCK 3
O'NAN SUBDIVISION
2709 MIDWAY AV.



SITE PLAN SCALE 3/32" = 1'-0"

ACCEPTED: *[Signature]*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY IS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

2709 MIDWAY AV.	
SCALE 3/32" = 1'-0"	APPROVED BY:
DATE: JUNE 13, 1994	DESIGNER: R. ESTES
	REVISIONS:
	DRAWING NUMBER: