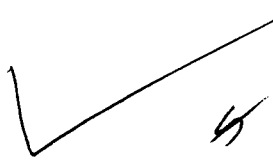


FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 53422

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2625 Hawthorne Ave TAX SCHEDULE NO. 2945-014-09-030

SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 296

FILING 5 BLK 5 LOT 26 SQ. FT. OF EXISTING BLDG(S) 1965

(1) OWNER JARREL Jerry & Vi Doudy NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2625 Hawthorne NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-0857 USE OF EXISTING BLDGS Residence

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: Addition
of Bath room and closet-Residence

(2) ADDRESS same (2) TELEPHONE _____

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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____

Side 5' from PL Rear 25' from PL

Maximum Height 32' CENS.T. 10 T.ZONE 21 ANN# _____

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 Jarrel R Doudy Date 8/28/95

Department Approval Bonnie Edwards Date 8/25/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3022-1300-01-2

Utility Accounting Chickasha Date 8-28-95

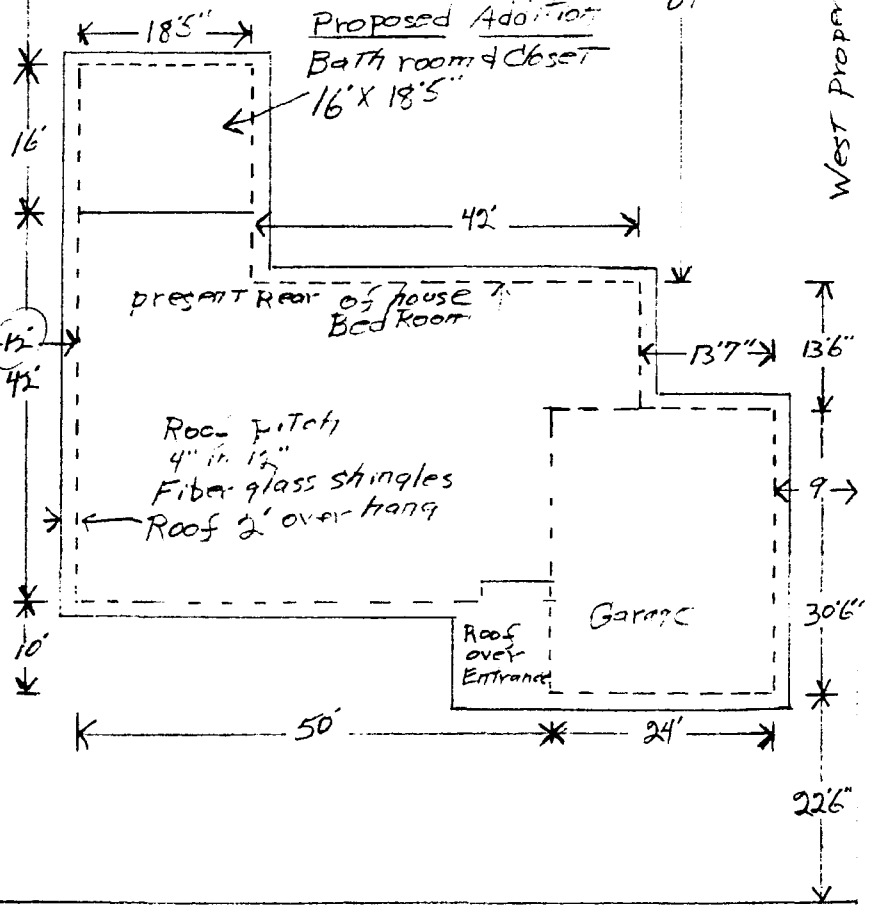
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

South property line

ACCEPTED *Ronnie Edwards* 8/28/95
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.

40'



West property line

130.53'

North

95'

Jerry & Vi Doudy
2625 Hawthorne Ave
Spring Valley Sub Division
Grand Junction, CO. 81506

Front

Plot Plat
1/16" = 1 Foot