

FEE \$ 10⁰⁰

BLDG PERMIT NO. 53757

TCP-55.26

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

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THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2806 Hawthorn TAX SCHEDULE NO. 2943-063-15-003
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER SKELTON CONSTRUCTION INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 706 107th St
 (1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS N/A
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Now Residence

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 _____
 SETBACKS: Front _____ from property line (PL) or
45'/30' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT 10 # 85-94 TRAFFIC ZONE 22

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).

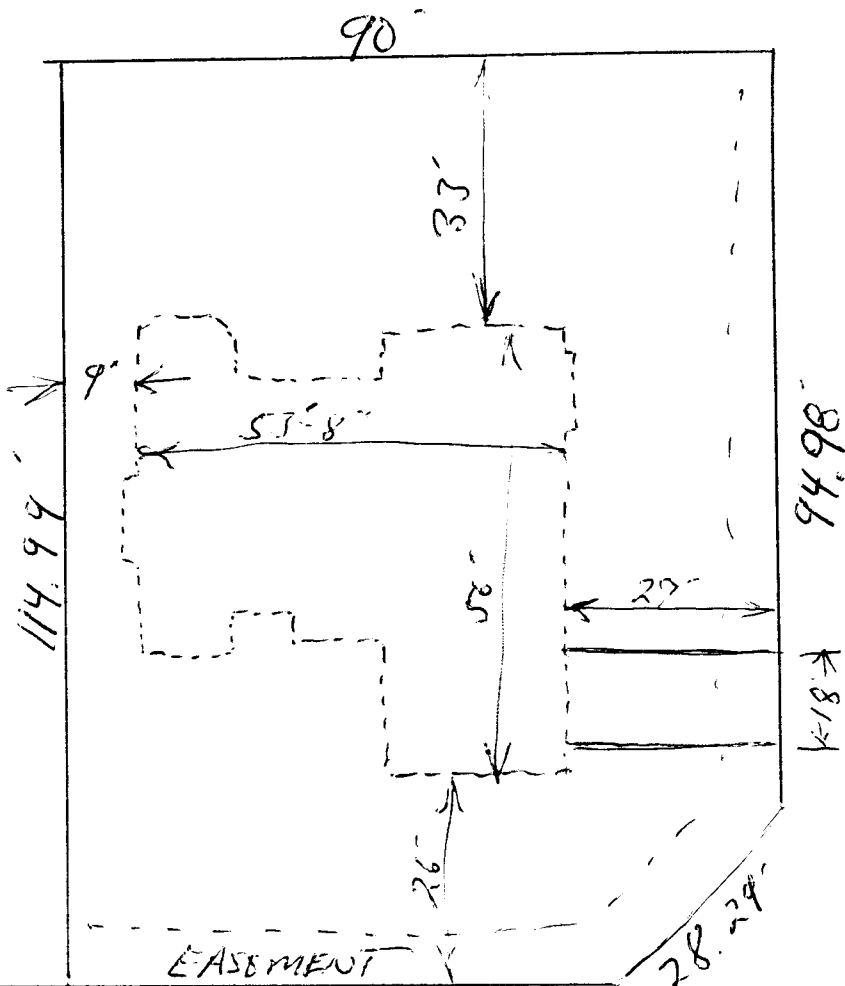
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/11/95
 Department Approval Pamie Edwards Date 10/13/95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8669
 Utility Accounting Jackie S. Berry Date 10/13/95

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)



GRAND VIEW DRIVE

2806 HAWTHORN AVENUE
70' FRONT

ACCEPTED *Ronnie Edwards*
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.
10/13/95

2013-063-00-010