

FEE \$	10 ⁰⁰
TCP \$	55.26

BLDG PERMIT NO. 53894

*LPC
JEP*

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

3028-6530-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2809 Hawthorne Ave TAX SCHEDULE NO. 2943-063-17-002
 SUBDIVISION Brand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1887
 FILING 1st BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Jeff McClelland NO. OF DWELLING UNITS
 BEFORE: 3 AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 3351 Cld Palisade NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 434-6349 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Same as Above DESCRIPTION OF WORK AND INTENDED USE: NEW Const. House
 (2) ADDRESS _____ S/F
 (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 R8F-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 24' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' or easement from PL
 Maximum Height _____ CENS.T. _____ T.ZONE # 85-94 ANNEX# _____

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 Jeffery M. McClelland Date 10-16-95
 Department Approval Gonnie Edwards Date 10/17/95

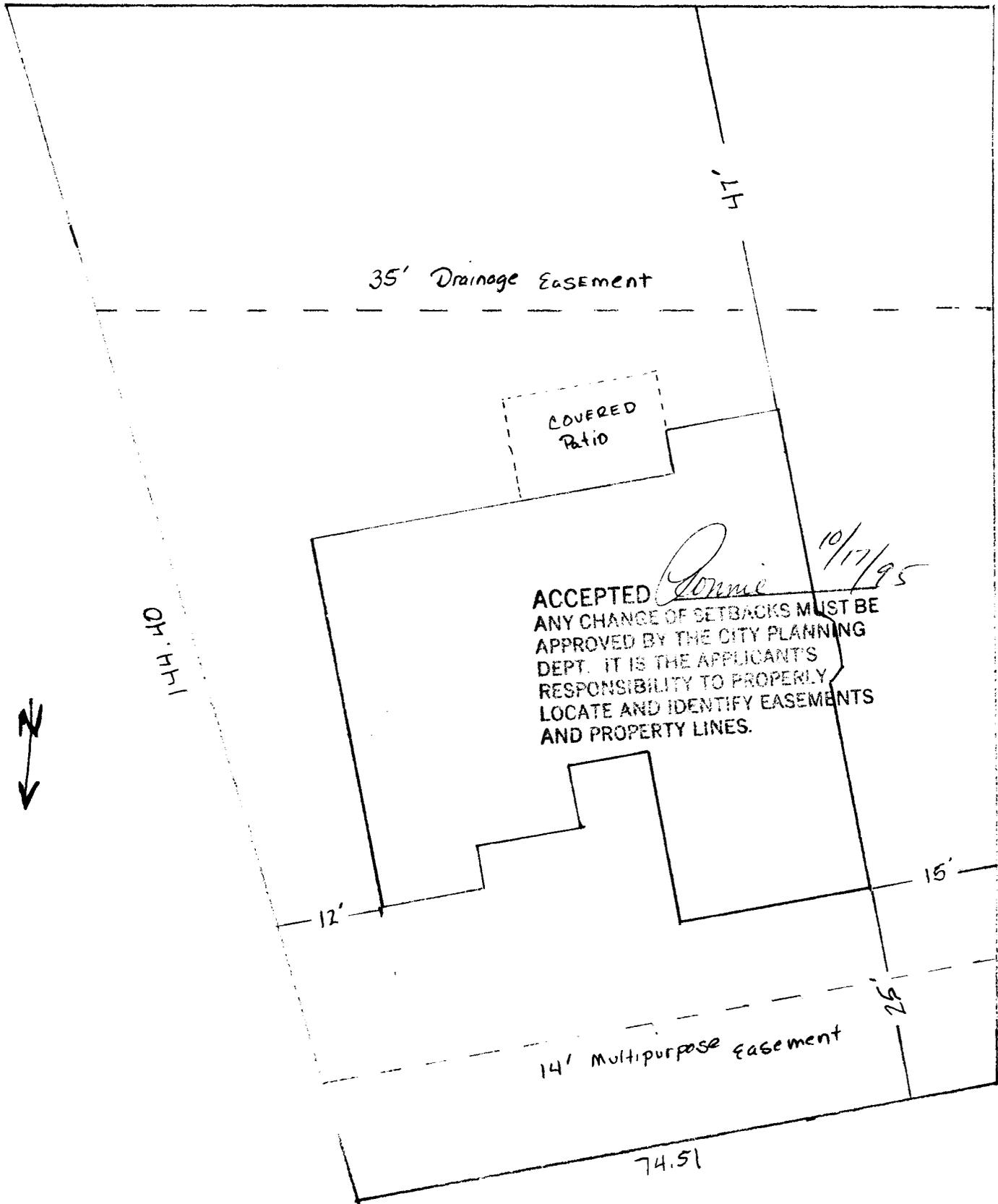
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 8676-S/F

Utility Accounting Mellie Fowler Date 10-17-95

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)

113.49



ACCEPTED *Donnie* 10/17/95
 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.

2809
 Hawthorne
 AVE.