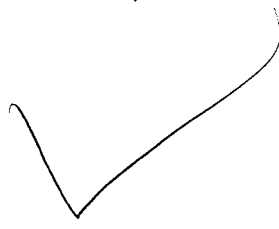


FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>

BLDG PERMIT NO.	<u>N/A</u>
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2800 Hawthorne TAX SCHEDULE NO. 2943-063-00-088
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING BLK LOT — SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Don deLamotte NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION
 (1) ADDRESS 634 Avahon Dr. NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — THIS CONSTRUCTION
 (1) TELEPHONE 434-6224 USE OF EXISTING BLDGS —
 (2) APPLICANT Don deLamotte DESCRIPTION OF WORK AND INTENDED USE: —
 (2) ADDRESS 634 Avahon Dr 6 x 70' Retaining wall
 (2) TELEPHONE 434-6224

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 — from center of ROW, whichever is greater Parking Req'mt —
 Side — from PL Rear — from PL Special Conditions for subdivision fence -
 Maximum Height — CENS.T. — T.ZONE — 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 Don deLamotte Date 3-5-96

Department Approval Lonnie Edwards Per M.D. Date 3-5-96

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. N/A

Utility Accounting Debbie Holmes Date 3-5-96 MF

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)