

FEE \$ 10.00  
TCP \$ 55.36

BLDG PERMIT NO. 57124

### PLANNING CLEARANCE

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

28-6575-01-

✓TCP

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2803 Hawthorne TAX SCHEDULE NO. 2943-063-16-002  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1744  
 FILING 1 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Dwain McClelland NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1875 6 Rd MACK  
 (1) TELEPHONE 858-3598 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT same as owner USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) TELEPHONE \_\_\_\_\_ 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 35%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2  
 Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 10 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 Dwain McClelland Date 8-7-96  
 Department Approval Marcia Batidany Date 8-12-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9419  
 Utility Accounting Attended Date 8-12-96

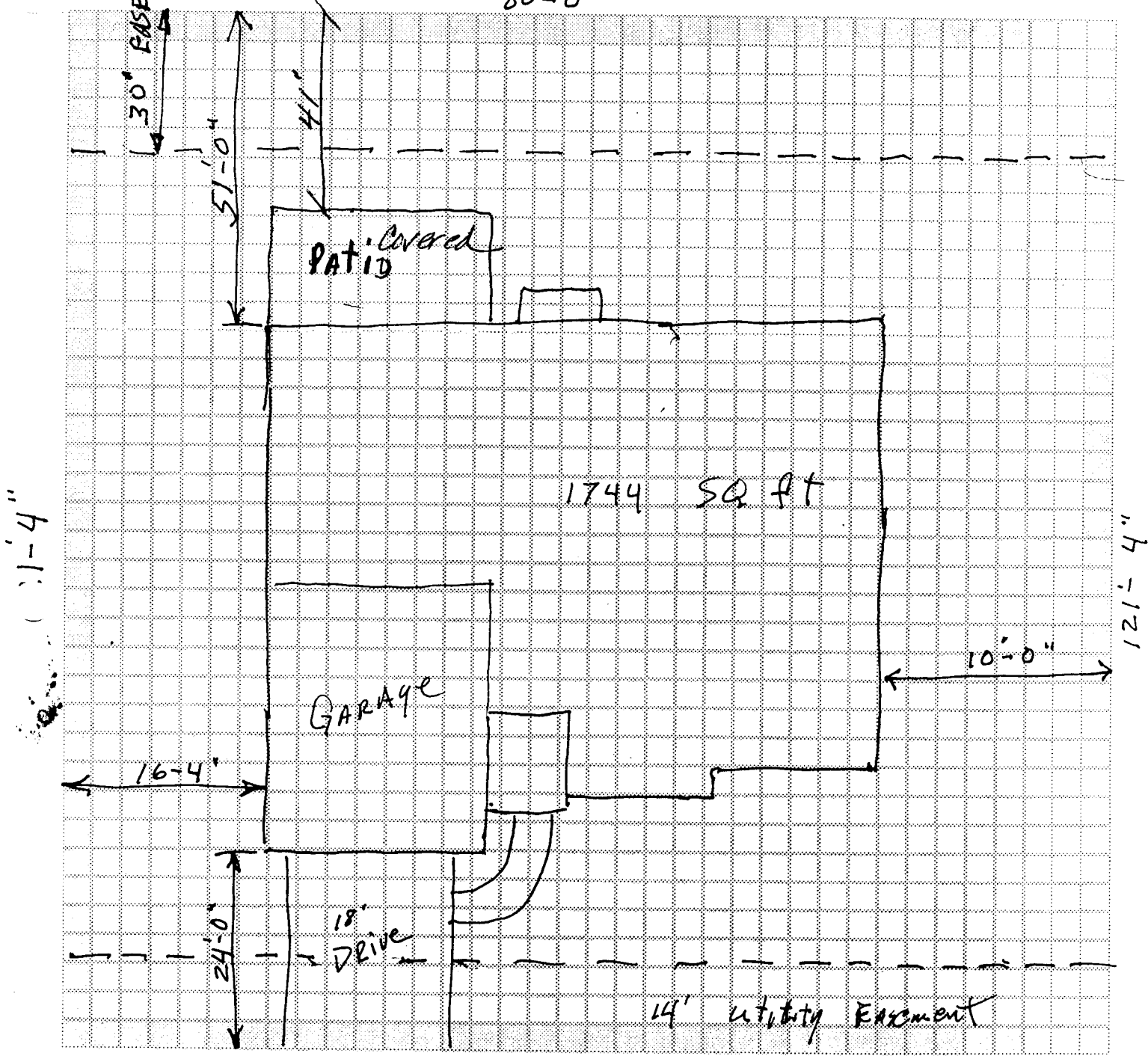
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

- 6. All STREETS adjacent to the property and street names. [ ]
- 7. All existing and proposed DRIVEWAYS. [ ]
- 8. An arrow indicating NORTH. [ ]
- 9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

80'-0"



80'-0"

2803 Hawthorne ACCEPTED MM 8-12-96

DRIVEWAY  
LOCATION OK  
*Jc Keith*  
8-9-96

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.