

FEE \$	10 ⁰⁰
TCP \$	55.26

BLDG PERMIT NO. 56084

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

TCP

3028-6520-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2805 Hawthorn TAX SCHEDULE NO. 2943-063-16-003
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING 1 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Dick & Jean Olsen NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3510 Ponderosa Way
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243 4543
 USE OF EXISTING BLDGS —
 (2) APPLICANT Same
 DESCRIPTION OF WORK AND INTENDED USE: New home
 (2) ADDRESS _____
 (2) TELEPHONE _____ S/F

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 45/50' from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____ CENS.T. 10 T.ZONE 22 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 Dick Olsen Date 5-10-96
 Department Approval Marcia Babideaux Date 5-14-96

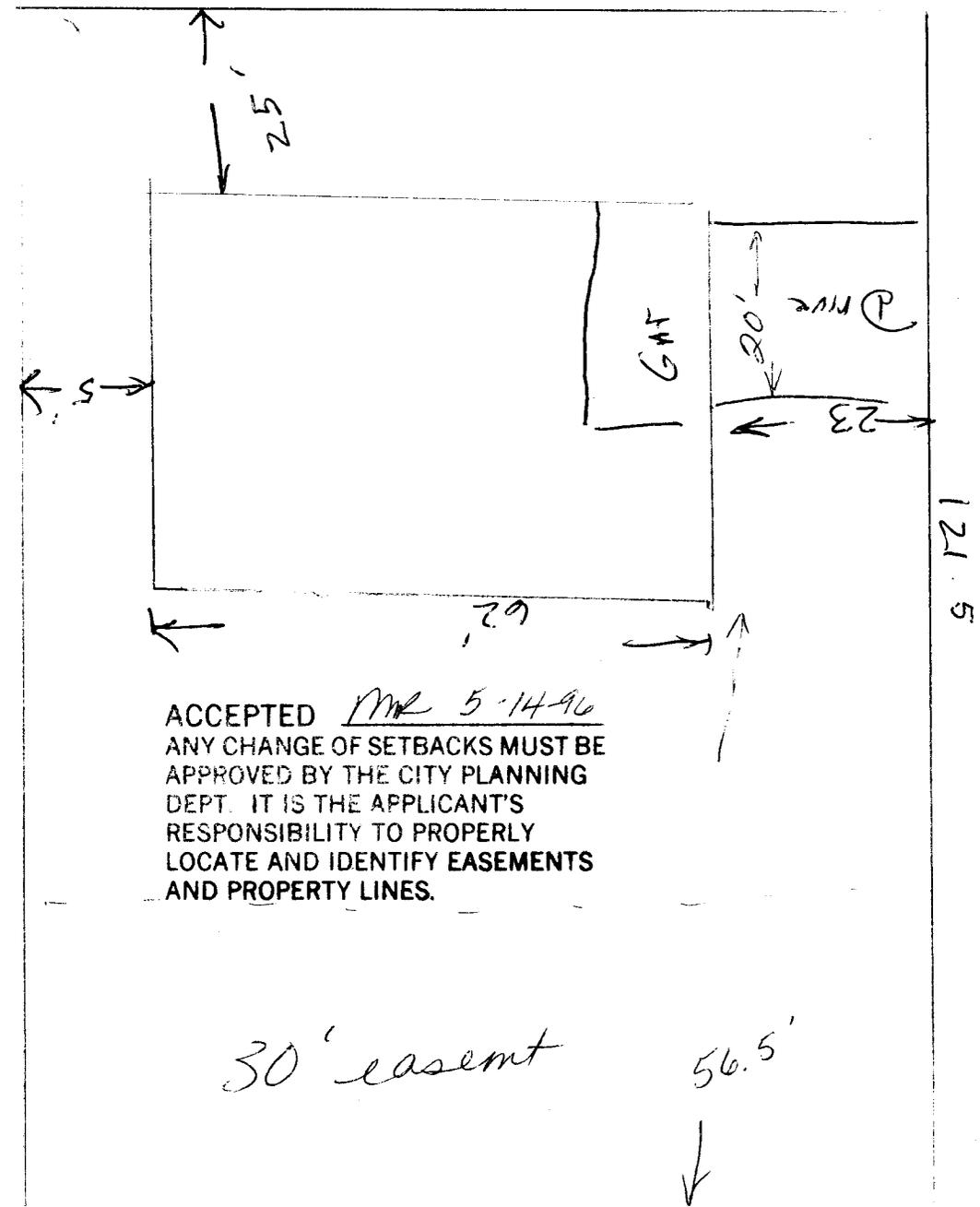
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9205-S/F
 Utility Accounting Miller Fowler Date 5-14-96

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)

2805
Hawthorne Ave Front

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ACCEPTED MR 5-14-96
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.

Grandview Dr.

DRIVEWAY
LOCATION of
J. Kluba
5-10-96