

FEE \$	10 ⁰⁰
TCP \$	55 ²⁶

BLDG PERMIT NO. 55339

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

3028-6625-01- THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2810 Hawthorne Ave TAX SCHEDULE NO. 2943-063-18-002
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1926
 FILING 1 BLK 4 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Noem McLelland NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 279 31 3/4 Rd.
 (1) TELEPHONE 434-4718 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ New House - 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 R5F-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' 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 Noem McLelland Date 3/5/96
 Department Approval Marcia Babidermy Date 3-6-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8995-S/F

Utility Accounting Debbie Hobbes Date 3/6/96

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)



2810 HATHORNE AVE.

ACCEPTED
 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.

MR. 3646

DRIVEWAY
 LOCATION OK
 J. K. 3596