

FEE \$ 10⁰⁰
TCP \$ 55.26

BLDG PERMIT NO. 56580

PLANNING CLEARANCE

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

✓ TCP

3028-6540-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2813 Hawthorne TAX SCHEDULE NO. 294306317004
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING _____ BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER McClelland, Jeff NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3351 CR4
 (1) TELEPHONE 434-6349 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Residential
 (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 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions DRIVE ACCESS TO CORNER
 Maximum Height 32' LOTS shall only be from local residential Sts.
 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 Jeff McClelland Date 6/25/96
 Department Approval Bonnie Edwards Date 6/26/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. WD 9307 - S/F
 Utility Accounting Millie Fowler Date 6-26-96

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

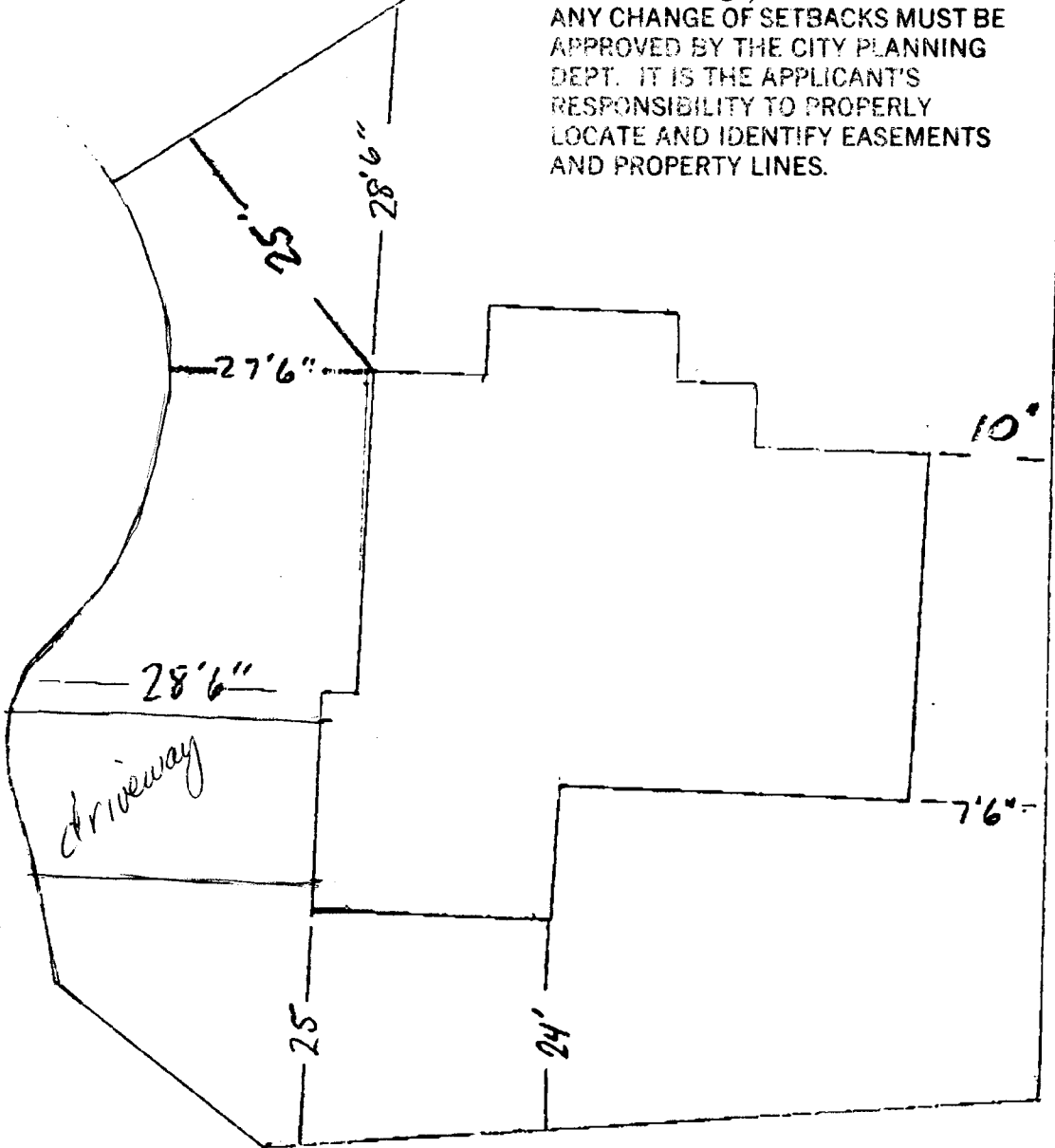
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Att: Senta

96-52:9
J. Ross
LOCAL OR
DRIVEWAY

ACCEPTED Ronnie 6/26/96
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.

Pogosa Court



2813
Hawthorne Ave