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TCP \$	<u>—</u>

BLDG PERMIT NO. 55601

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

*Tract A in
Blk-3*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2819 Hawthorne TAX SCHEDULE NO. 2943-063-17-?
 SUBDIVISION GRAND VIEW SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 300 SQ FT
 FILING 1 BLK PRIVATE OPEN SPACE LOT — SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Don O. DeLa Motte NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 634 Avalon Dr
 (1) TELEPHONE 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SKELTON CONSTR. INC. USE OF EXISTING BLDGS NA
 (2) ADDRESS 706 IVY PLACE, 81506 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-9008 GAZEBO

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 —
 or 45' from center of ROW, whichever is greater Special Conditions —
 Side 5' from PL Rear 25' from PL
 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).

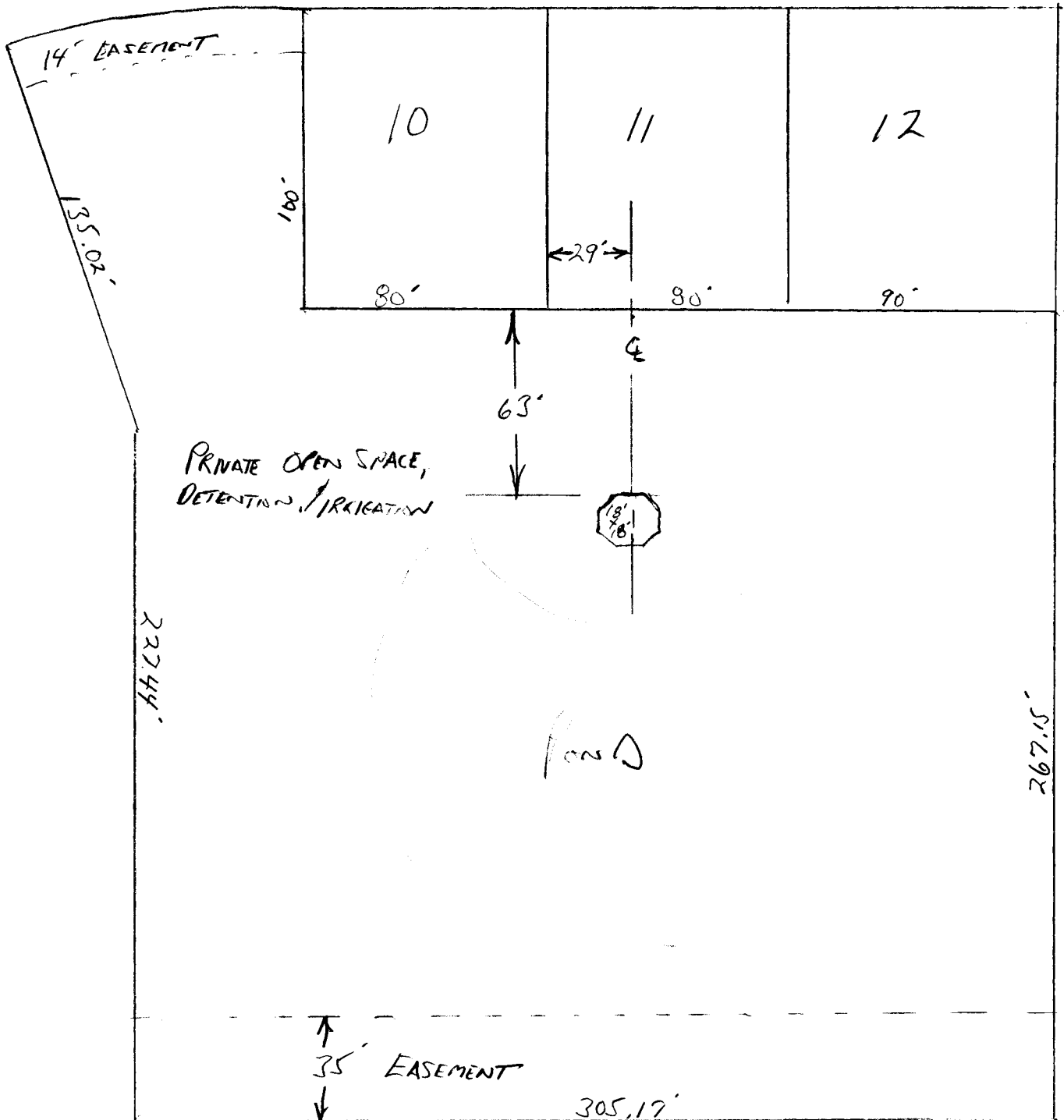
Applicant Signature [Signature] Date 4/1/96
 Department Approval [Signature] Date 4/1/96

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

Utility Accounting [Signature] Date 4/1/96

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)



ACCEPTED *Ronnie* 4/1/96
 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.