

FEE \$	10.00
TCP \$	55.24

BLDG PERMIT NO.	57088
-----------------	-------

✓
TCP

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

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BLDG ADDRESS <u>2821 Hawthorn</u>	TAX SCHEDULE NO. <u>2943-063-17-010</u>
SUBDIVISION <u>Grand View Sub.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2257</u>
FILING <u>1</u> BLK <u>3</u> LOT <u>10</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>DISRAELI Deve INC.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1112 Belford</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-1040</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>Meritt Const INC.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>405 West Mayfield</u>	<u>NEW RES.</u>
(2) TELEPHONE <u>241-5164</u>	

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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENS.T. <u>10</u> T.ZONE <u>22</u> ANN# <u>CM</u>

PAID
AUG 09 1996
CM

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).

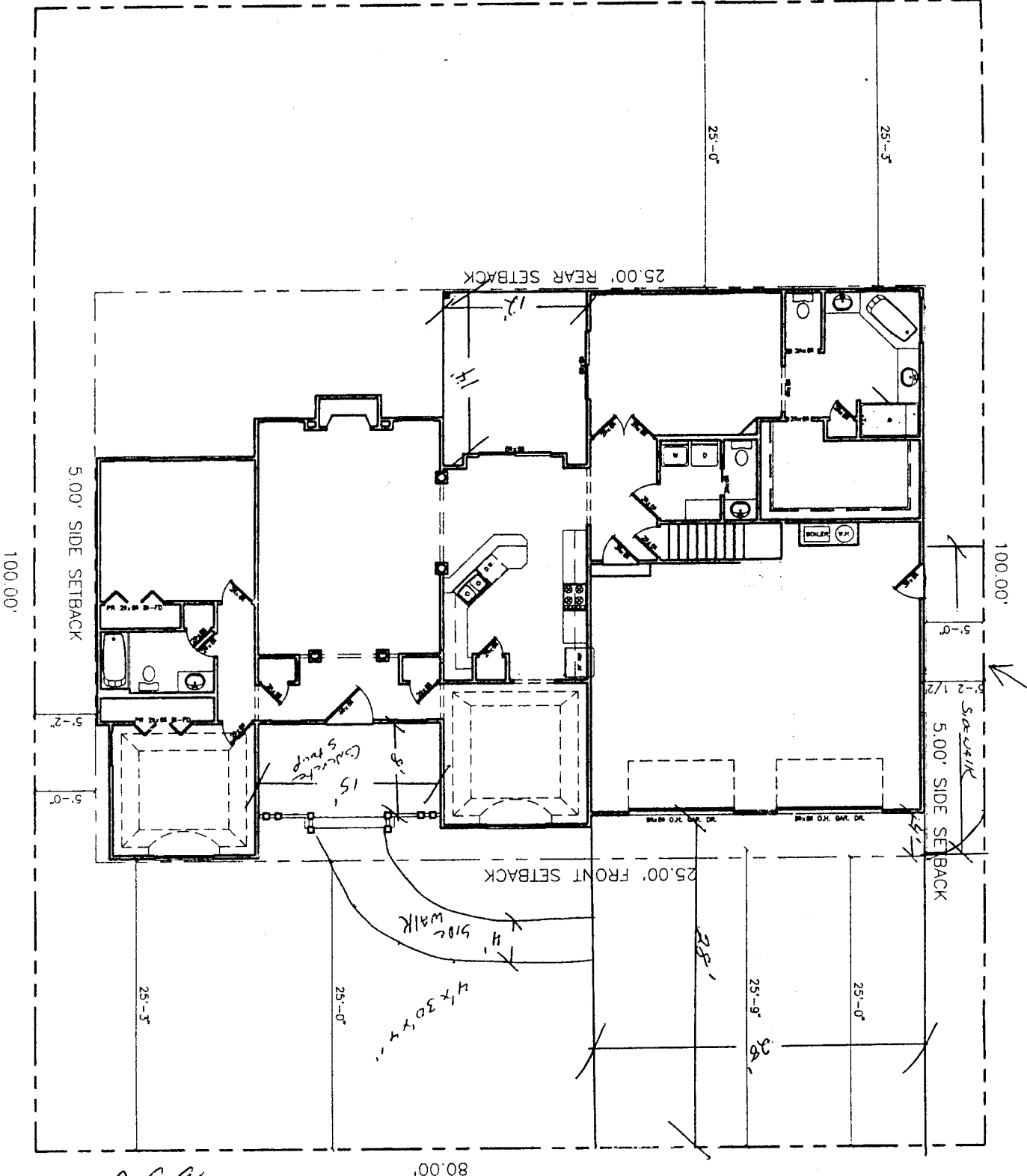
Applicant Signature <u>[Signature]</u>	Date <u>8-5-1996</u>
Department Approval <u>[Signature]</u>	Date <u>8-9-96</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9408

Utility Accounting [Signature] Date 8-9-96

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 MC 8-9-94
 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.

2821
 Hawthorne Ave

DRIVEWAY
 LOCATION OK
 J. Walsh
 8-9-96

CENTER LINE OF STREET 26.00' FROM PROPERTY LINE