

FEE \$ 10<sup>00</sup>  
TCP \$ 55.26

BLDG PERMIT NO. 55536

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



3028-6580-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2823 Hawthorne Ave TAX SCHEDULE NO. 2943-063-17-011  
SUBDIVISION Grand view SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1870  
FILING 1 BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER DISRAELI Devc Inc. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1112 Belford Ave  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 241-1040 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
(2) APPLICANT MERRITT Const Inc USE OF EXISTING BLDGS Res.  
(2) ADDRESS 405 West Mayfield DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 241-1040-1-210-0182 New Res. - 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 R8F-5 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 25' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 50' 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 3-19-96  
Department Approval Bill Nettie Date 3-27-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9064- S/F  
Utility Accounting Mellie Jowle Date 3-27-96

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)

Center Line of Street 26.00 Back From Property Line

HAWTHORNE AVE (Grand View Sub)

