

FEE \$ 10.00
TCP \$ 5.50 ²⁶ ₆₅

BLDG PERMIT NO. 54901

PC
JCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2825 Hawthorn Ave TAX SCHEDULE NO. 294J-06J-17-012
SUBDIVISION GRAND VIEWS SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1970
FILING 1 BLK 3 LOT 12 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER SKELTON CONST. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 706 107 PL
(1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS N/A
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ NEW RESIDENCE

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 ANNEX# _____

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 _____ Date 1/30/96
Department Approval Marcia Babideaux Date 1-31-96

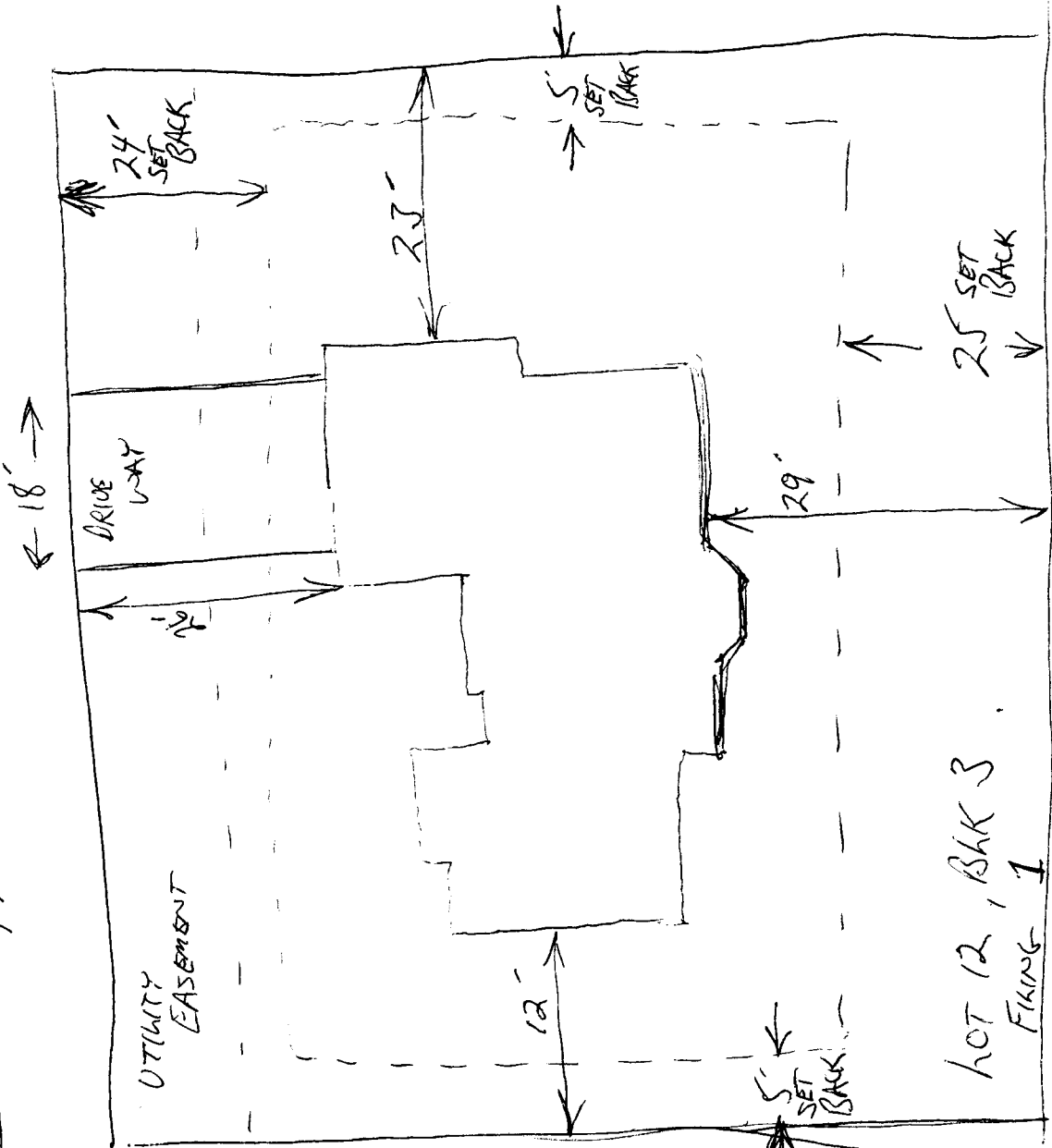
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 3907
Utility Accounting CR Date 2-1-96

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)



HAWTHORN AVE.



DRIVEWAY LOCATION OK

J. Klisla
1-31-96

ACCEPTED MR 1-31-96
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.