

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. U1972

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

BLDG ADDRESS 2306 Hawthorne Ave TAX SCHEDULE NO. 2945-014-2004
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 264
 FILING 5 BLK 9 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER KEN HOBBS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2306 HAWTHORNE AVE
 (1) TELEPHONE 242-8310 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Dura Systems Inc USE OF EXISTING BLDGS Residence
 (2) ADDRESS 269 Valley Ln DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245 6898 12422 Sunroom Addition

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 Special Conditions ACCO approval req'd
 Side 5' from PL Rear 25' from PL
 Maximum Height 32'
 CENSUS 10 TRAFFIC 21 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).

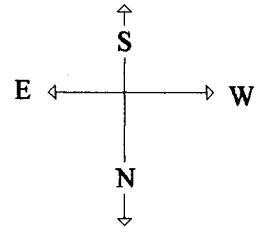
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature William Tiefenbach Date 9/9/97
 Department Approval Sevita J. Costello Date 9/9/97

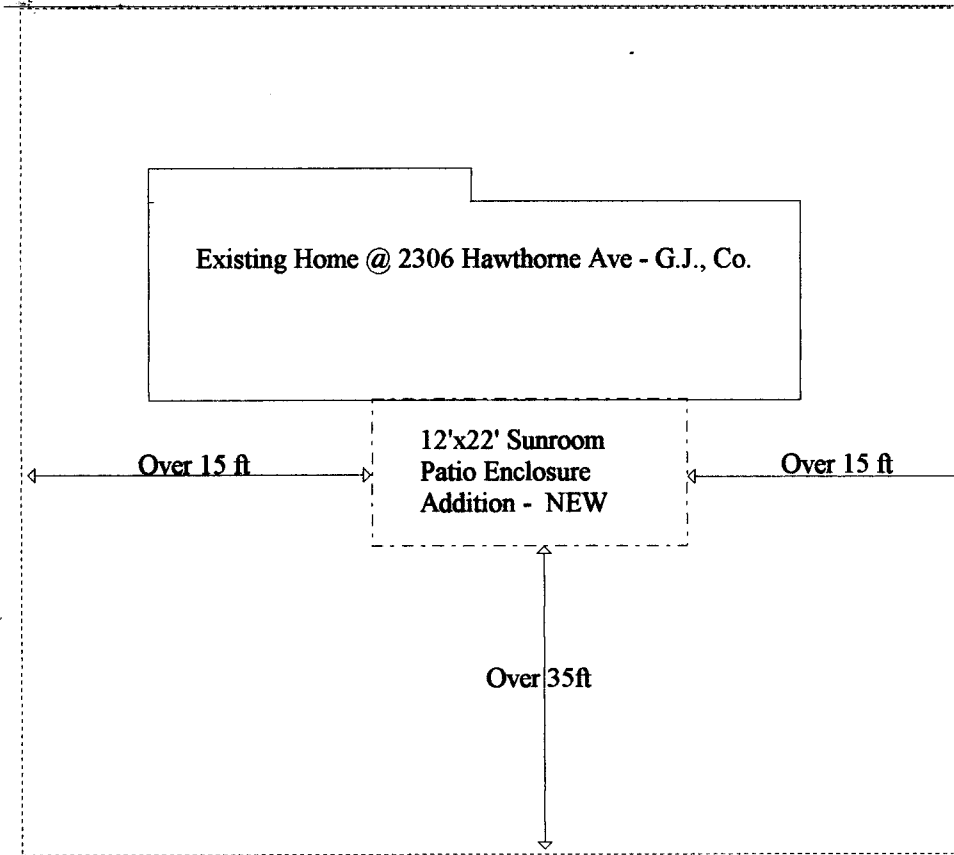
Additional water and/or sewer tap fee(s) are required: YES ___ NO X W/O No. 3022-1390-03-9
 Utility Accounting Cherubino Date 9-9-97

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)



HAWTHORNE AVE



ACCEPTED SLC 9/9/97
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.

DURA-SYSTEMS INC.

269 VILLAGE LN. - GRAND JUNCTION, CO 81503

Ph. **245-6898**

FAX 257-1729

Ken & Pat Hobbs
2306 Hawthorn Ave.
Grand Junction, Co. 81506
Ph. No. 242-8310