

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 660004

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2226 Hawthorne TAX SCHEDULE NO. 2945-014-20-003
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x24
 FILING 5 BLK 9 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John Timar NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2226 Hawthorne
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CONCRETE WEST USE OF EXISTING BLDGS None
 (2) ADDRESS 631 AMERICAN THORAX Rd DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 523-0970 Add carport for boat storage

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)
 or 45' from center of ROW, whichever is greater
 Side 3' - open carport from PL Rear 25' from PL
 Parking Req'mt _____
 Special Conditions _____
 Maximum Height 32'
 CENSUS 10 TRAFFIC 21 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).

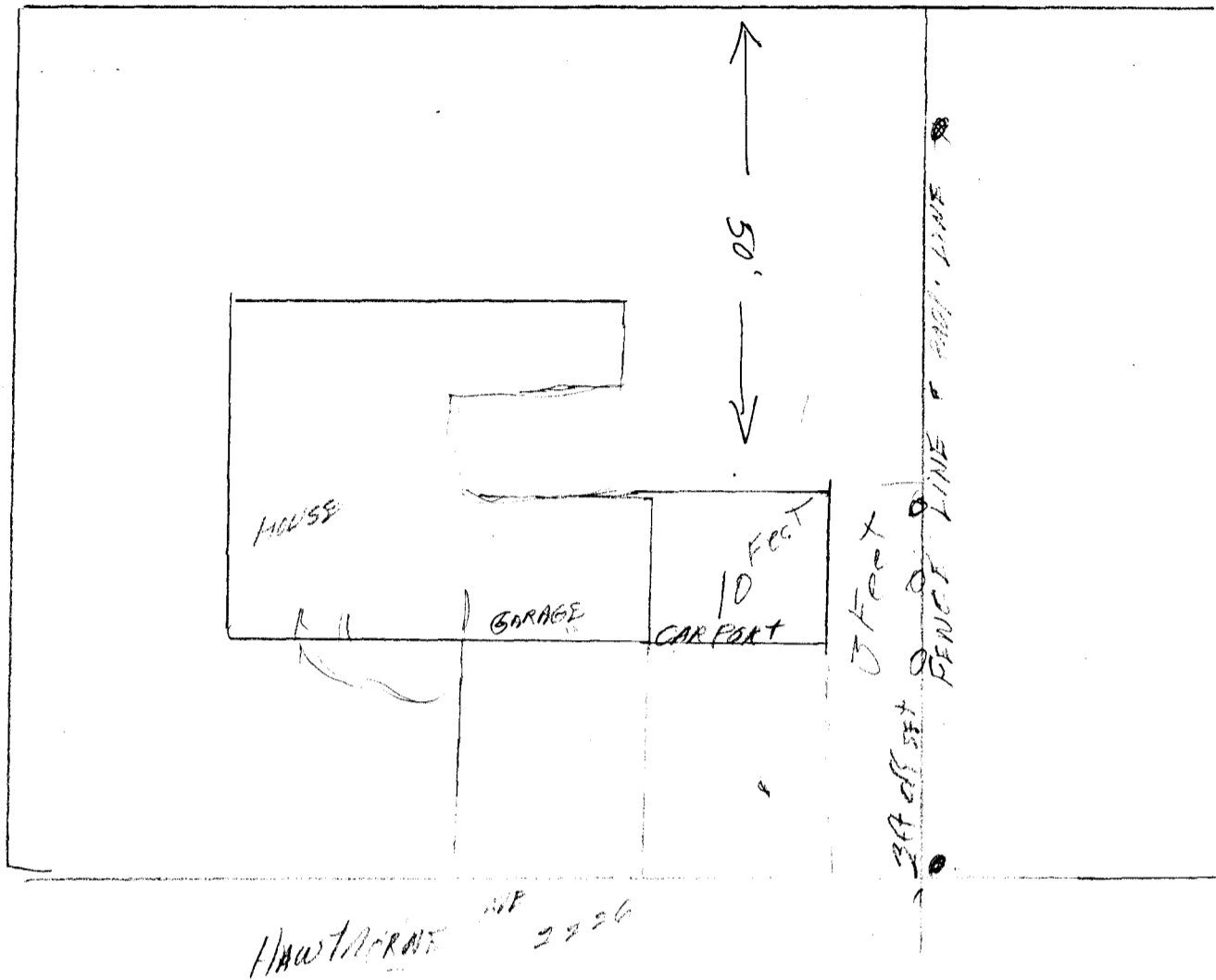
Applicant Signature Ruben Soriano Date 7/2/98
 Department Approval Antonia Costello Date 7-2-98

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

Utility Accounting R. Raymond Date 7/2/98

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 SLC 7-2-98
 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.