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BLDG PERMIT NO. 67662

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 480

FILING # 5 BLK 9 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER John Timor NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2226 Hawthorne Grand Jct. Co. NO. OF BLDGS ON PARCEL
81704 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 255-9288

(2) APPLICANT Same USE OF EXISTING BLDGS Residential

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: close in

(2) TELEPHONE _____ patio. Residential

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't _____
 or 15' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions ACCO approval
required

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 [Signature] Date 11-12-98

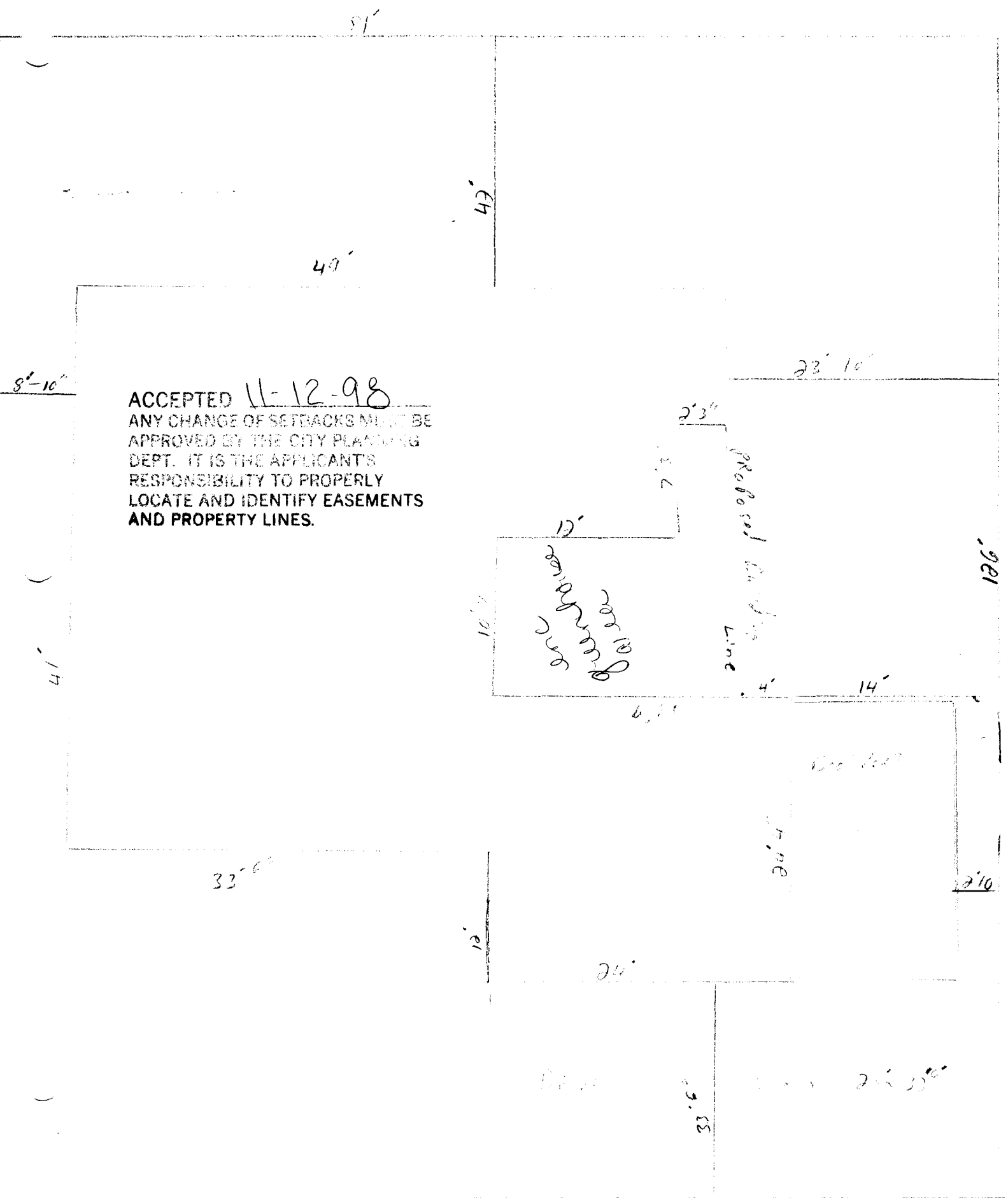
Department Approval [Signature] Date 11-12-98

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

Utility Accounting [Signature] Date 11/12/98

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 11-12-98
 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.

12'
 126'
 126'
 12'

Proposed Building Line

Driveway

4' 0"

Hawthorne Av