

FEE \$	10. —
TCP \$	500. —
SIF \$	292. —



BLDG PERMIT NO. 70528

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1937 Hawthorne Ave. TAX SCHEDULE NO. 2945-014-04-002

SUBDIVISION Peach Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1810

FILING BLK LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER J. G. Molzahn Const Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3020 Bookcliff Ave.

(1) TELEPHONE 434-6009 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS 0

(2) ADDRESS ↓ DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE ↓ New Single Family Residence

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

Parking Req'mt 2

Side 5' from PL Rear 25' from PL

Special Conditions Cannot build in easements

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 [Signature] Date 6-8-99

Department Approval [Signature] Date 6-15-99

Additional water and/or sewer tap fee(s) are required. YES NO ✓ W/O No. 12323

Utility Accounting [Signature] Date 6/15/99

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)

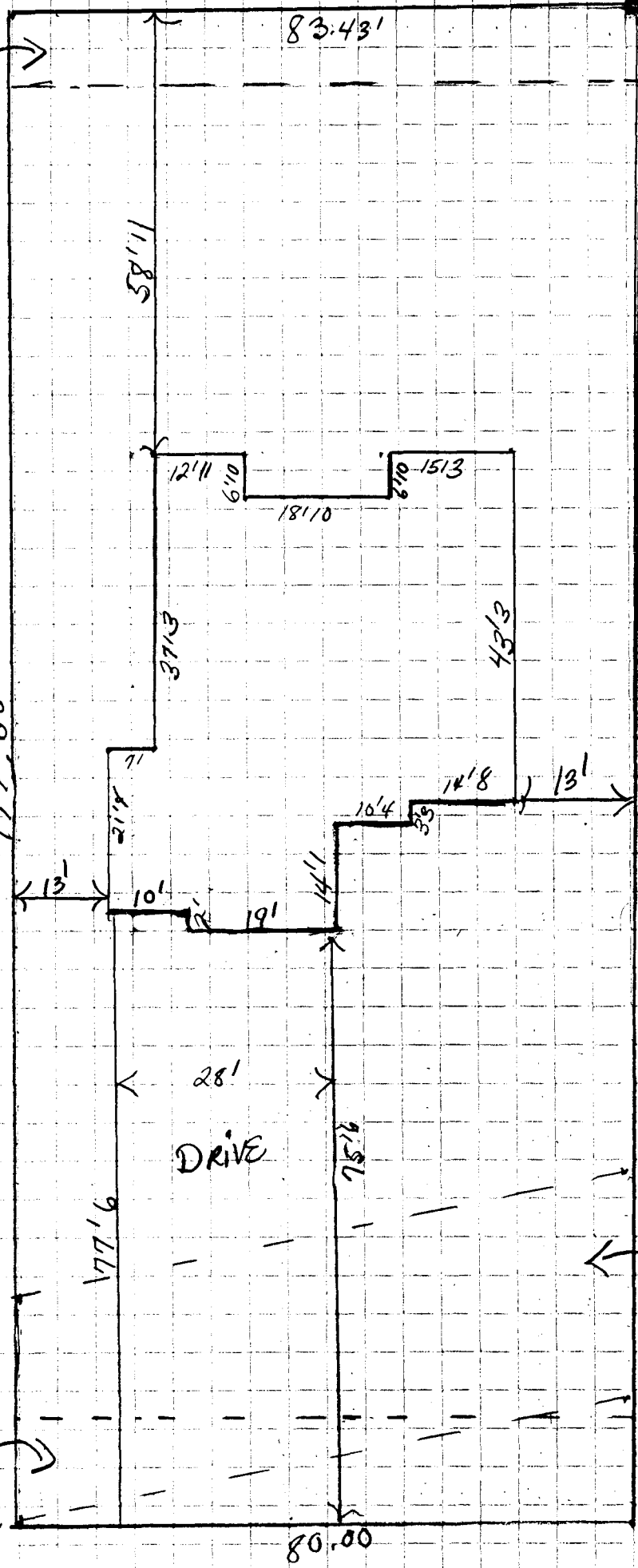
10' IRRIGATION UTILITY EASEMENT

Donnie 6/15/99

MENTS

6/11/99
DRIVE O.K.
V. M. M.

Lot 2,
Peach Park
Subdivision
1937 Hawthorne
Avenue



1937 HAWTHORNE AVENUE