

FEE \$
TCP \$
SIF \$



BLDG PERMIT NO. 69325

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



BLDG ADDRESS 2614 HAWTHORNE AVE TAX SCHEDULE NO. 2945-014-23-001

SUBDIVISION PHEASANT RUN SPRING VALLEY #5 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 280

FILING BLK 12 LOT 1 SQ. FT. OF EXISTING BLDG(S) 3,882

(1) OWNER DENNIS + PATRICIA HILL NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2614 HAWTHORNE AVE.

(1) TELEPHONE 245-4769 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DAWAYNE MARTIN INC. USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 1712 GLENWOOD AVE DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 243-7365 ADDITION OF BATHROOM + STORAGE ROOM.

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 _____
 or 45' from center of ROW, whichever is greater

Special Conditions _____

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 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, if applicable, 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 Dawayne Martin Date 3-24-99

Department Approval Antonia Castella Date 3-24-99

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

Utility Accounting Debi Overholt Date 3-24-99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

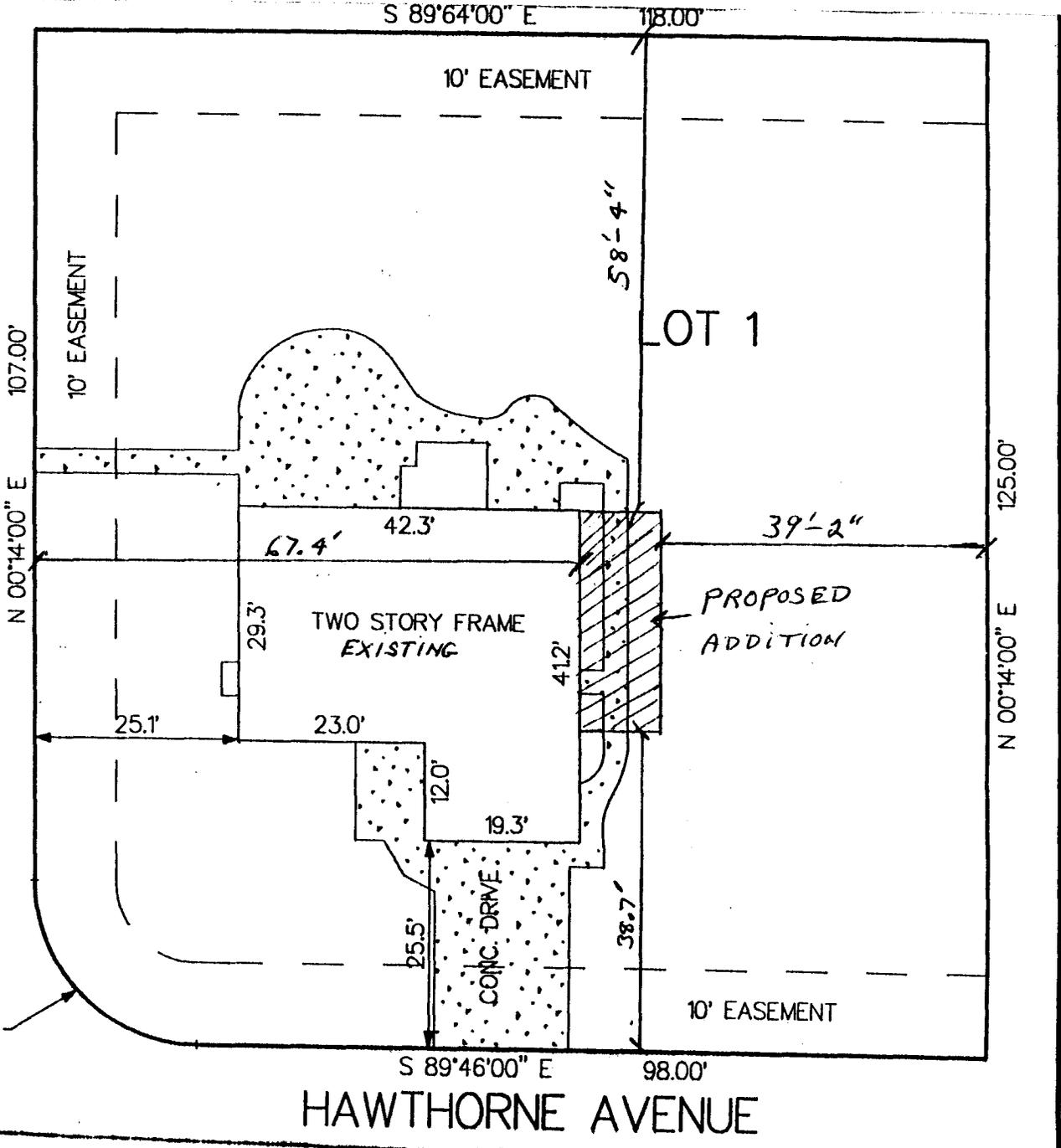
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE: 1" = 20'

BEECHWOOD STREET

N 44°46'00" W
CH = 28.28'
R = 20.00'



HAWTHORNE AVENUE

ACCEPTED SL 3-24-99
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.