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BLDG PERMIT NO. 74084

489 98-28441

### 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 2203  
 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.  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 434-6069 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

REVOKES PERMIT ISSUED 6-15-99 (BLDG PERMIT # 70528)  
 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  
 Side 5 from PL Rear 25 from PL Special Conditions No Sub Allowed  
 Maximum Height 32 IN EASEMENTS  
 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 Arban E. Molzahn Date 2-25-00

Department Approval Bill Neth Date 2-25-2000

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. NO chg in use

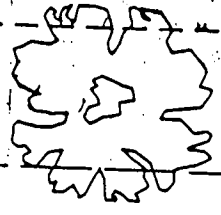
Utility Accounting Marshall Cole Date 2/25/00

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%  
IRR 9  
UTILITY  
EASEMENT

83.43'



2.25.2000

*Bill Nish*

ACCEPTED  
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.

S 00° 02' 05" W

103'

4698.43

N 01° 02' 00" E

SIDE 15.66'

Lot 2,  
Peach Park  
Subdivision  
1937 Hawthorne  
Avenue

2/25/00

*Bill Nish*

2

197.00'

E.F. = 4700.60'  
LOT 2 PATIO

35'2"

32'2"

10'2"

PATIO

9'2"

197.03'

SIDE 16.44'

197.00'

DRIVE  
10'3"

B.M. = 4700.85  
W. INV. IN. = 4695.85  
W. INV. OUT. = 4697.27

GRAND  
VALVE  
WATER  
USER'S  
EASEMENT

14'  
MULTI-PURPOSE  
EASEMENT

4699.47

4698.27

80.00'

45'

1937 HAWTHORNE AVENUE