


FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 90476



Your Bridge to a Better Community

15438-9992
 BLDG ADDRESS 2624 Hawthorne
 TAX SCHEDULE NO. 2945-014-23-002
 SUBDIVISION PHEASANT RUN
SPRING VALLEY
 FILING 5 BLK 12 LOT 2
 (1) OWNER KAREN L. FISCHER
 (1) ADDRESS 2624 Hawthorne AV
 (1) TELEPHONE 970-241-7676
 (2) APPLICANT KAREN L. FISCHER
2624 Hawthorne AV
 (2) ADDRESS 2624 Hawthorne AV
 (2) TELEPHONE 970-241-7676

SQ. FT. OF PROPOSED BLDGS/ADDITION 368
 SQ. FT. OF EXISTING BLDGS 2520
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2888
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 USE OF EXISTING BUILDINGS Living
 DESCRIPTION OF WORK & INTENDED USE addn/Bed Rm
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 RMF-5
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

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).

X Applicant Signature Karen Fischer Date 7-17-03
 Department Approval Gayleen Henderson Date 7-18-03

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>Adams</u>	Date <u>7-18-03</u>		

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)

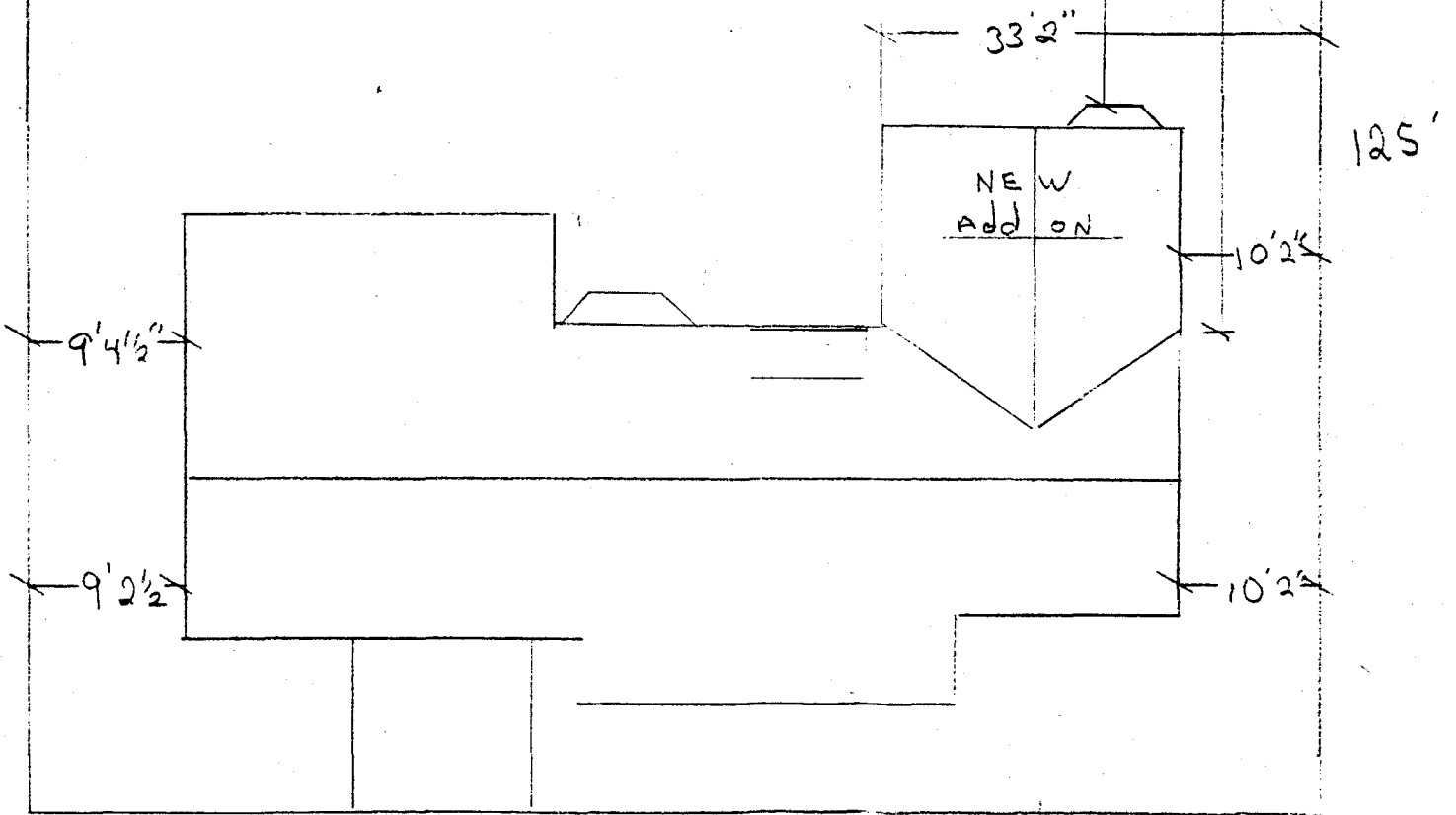
N
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7-18-03

ACCEPTED *Gayleen Henderson*

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.

61' 80



HAWTHORNE AV

S

KAREN FISCHER
2624 HAWTHORNE

SCALE:

DATE: 7/10/03

PLANNING C