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PLANNING CLEARANCE

BLDG PERMIT NO. 90493

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to a Better Community

15436-9790

BLDG ADDRESS 2715 HAWTHORNE AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 900 SQ FT. **DECK**

TAX SCHEDULE NO. 2945-014-09-031 SQ. FT. OF EXISTING BLDGS 1900

SUBDIVISION SPRING VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 2700 SQ FT.

FILING 5 BLK 5 LOT 27 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER EARL COGDILL NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 2715 HAWTHORNE AVE USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241-6755 DESCRIPTION OF WORK & INTENDED USE NEW DECK
RELAT ON DECK

(2) APPLICANT EARL COGDILL TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2715 HAWTHORNE AVE
 (2) TELEPHONE 241-6755

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 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' 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).

Applicant Signature [Signature] Date 7/21/03

Department Approval [Signature] Date 7-21-03

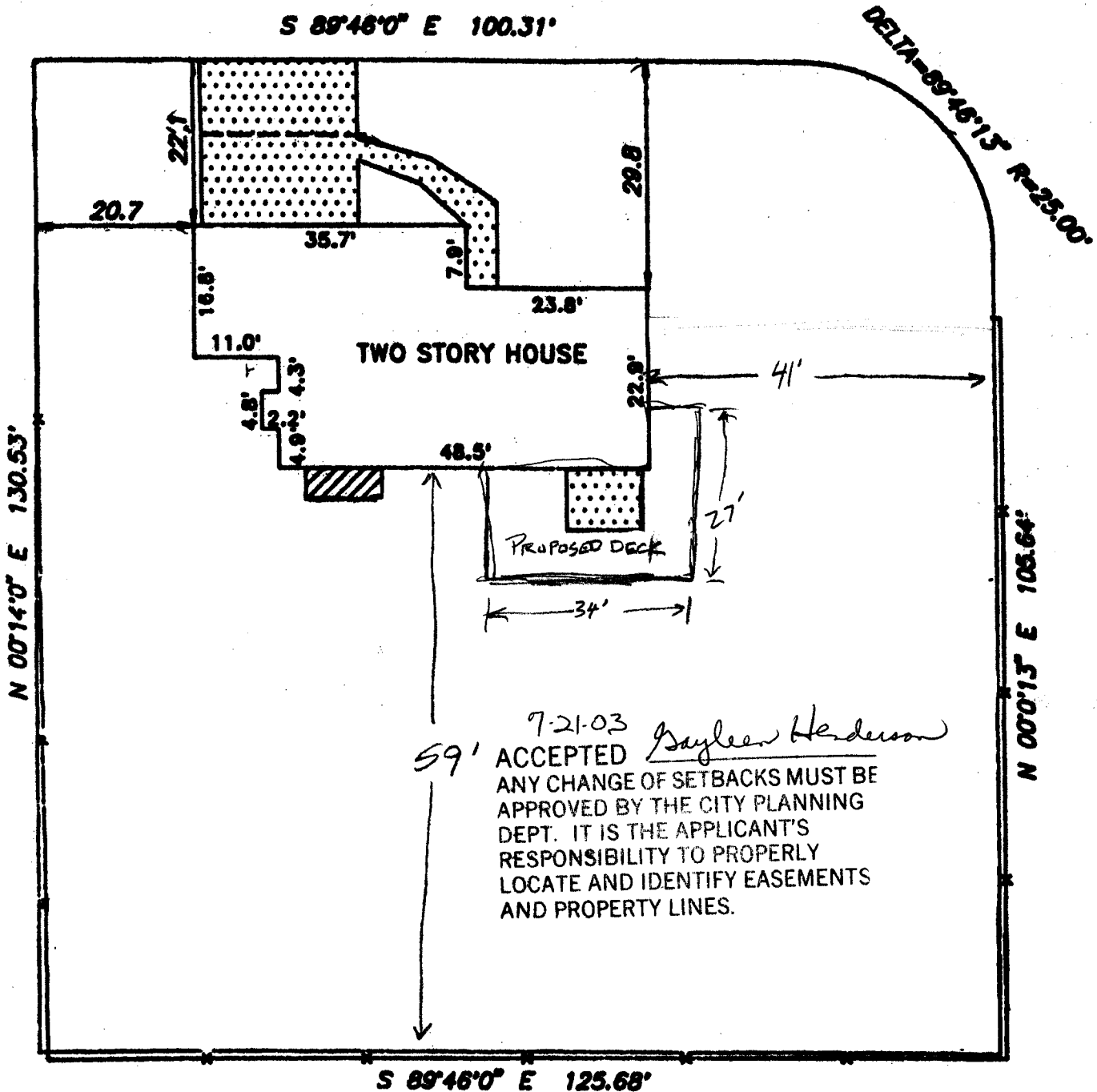
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Deck</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7-21-03</u>

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)

2715 HAWTHORNE DRIVE, GRAND JUNCTION, COLORADO
 LOT 27, BLOCK 6, PHEASANT RUN-SPRING VALLEY FILING NO. FIVE
 MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.



NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY First American Title
 COMMITMENT NUMBER 111024.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR First Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND AT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 9-28-90 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCRoACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT GRANTING OR PURSUING TO THE DATE OF THIS CERTIFICATE.