

DATE SUBMITTED 2-25-94

BUILDING PERMIT NO. 47770

FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 2659 Hemlock Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2519

SUBDIVISION North Crest Sub

SQ. FT. OF EXISTING BLDG(S) NA

FILING 1 BLK \_\_\_\_\_ LOT 5

TAX SCHEDULE NO. 2701-354-54-005

NO. OF FAMILY UNITS 1

OWNER Jim and Gail West

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 2709 Midway Ave

DESCRIPTION OF WORK AND INTENDED USE:  
New Const.

TELEPHONE 243-9650

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: Front 20' from property line or        from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 10' from property line

CENSUS TRACT 10 TRAFFIC ZONE 17

Rear 25' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *Marcia Pety*

Applicant Signature *Charles V. J...*

Date Approved 2-25-94

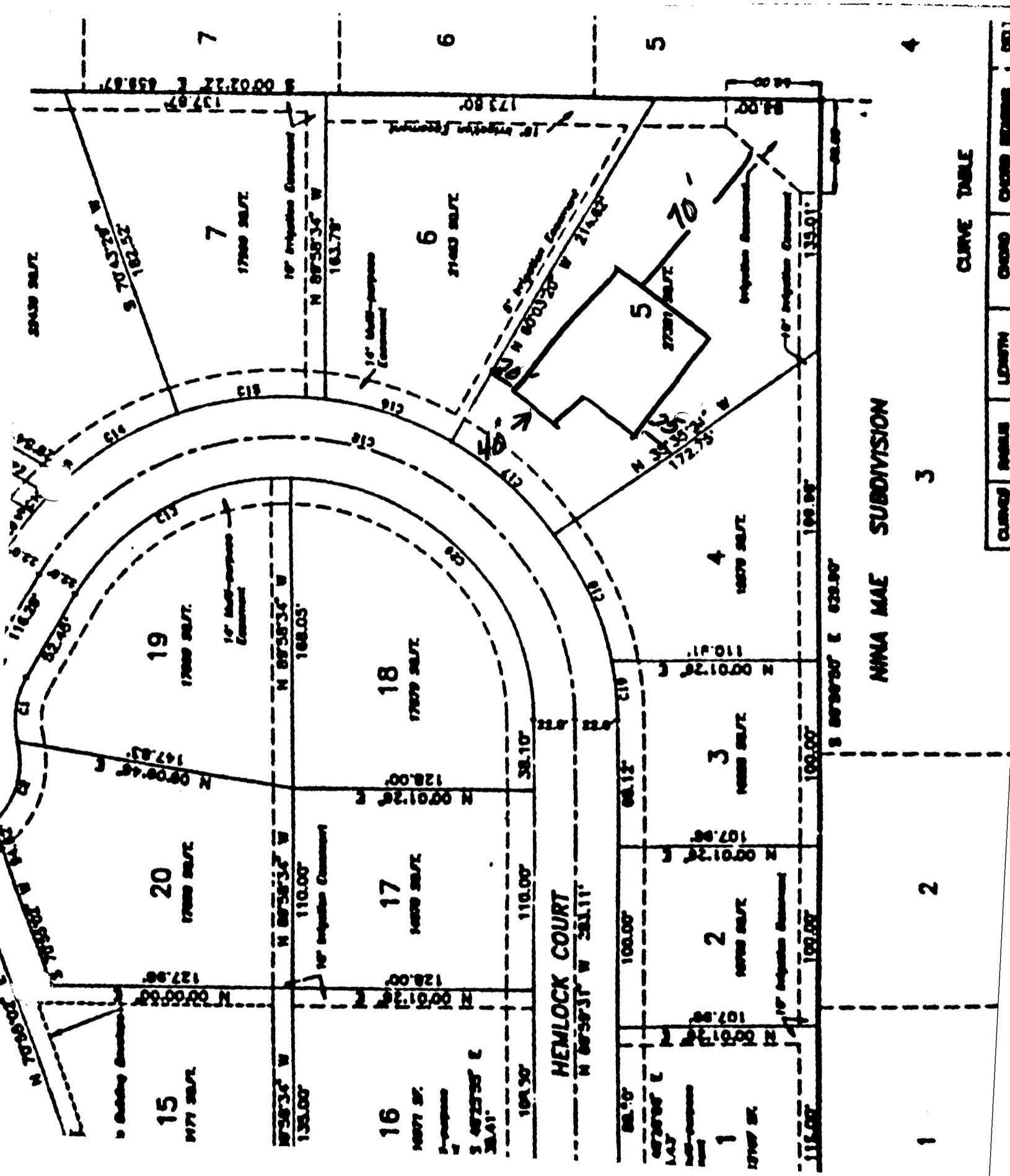
Date 2-25-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



NINA MAE SUBDIVISION

1 2 3 4 5 6 7

CURVE TABLE

CURVE	BEARS	LENGTH	CHORD	CHORD BEARINGS	PI