

FEE \$ 1000

BLDG PERMIT NO. 50350

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

100-1180 \$ 500 TOP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2660 Hemlock Ct TAX SCHEDULE NO. 2701-354-54-020  
 SUBDIVISION NORTHCREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING 1 BLK \_\_\_\_\_ LOT 20 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER MILESTONE CORP NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 193 27 RD 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-2821 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT JEFF WILKINSON DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 3694 F ALISADE 81526 \_\_\_\_\_  
 (2) TELEPHONE 464-6618 new residence - S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 17

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 [Signature] Date 10-28-94  
 Department Approval Ronnie Edwards Date 10-28-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7929 - S/F  
 Utility Accounting Melba Fowler Date 10-28-94

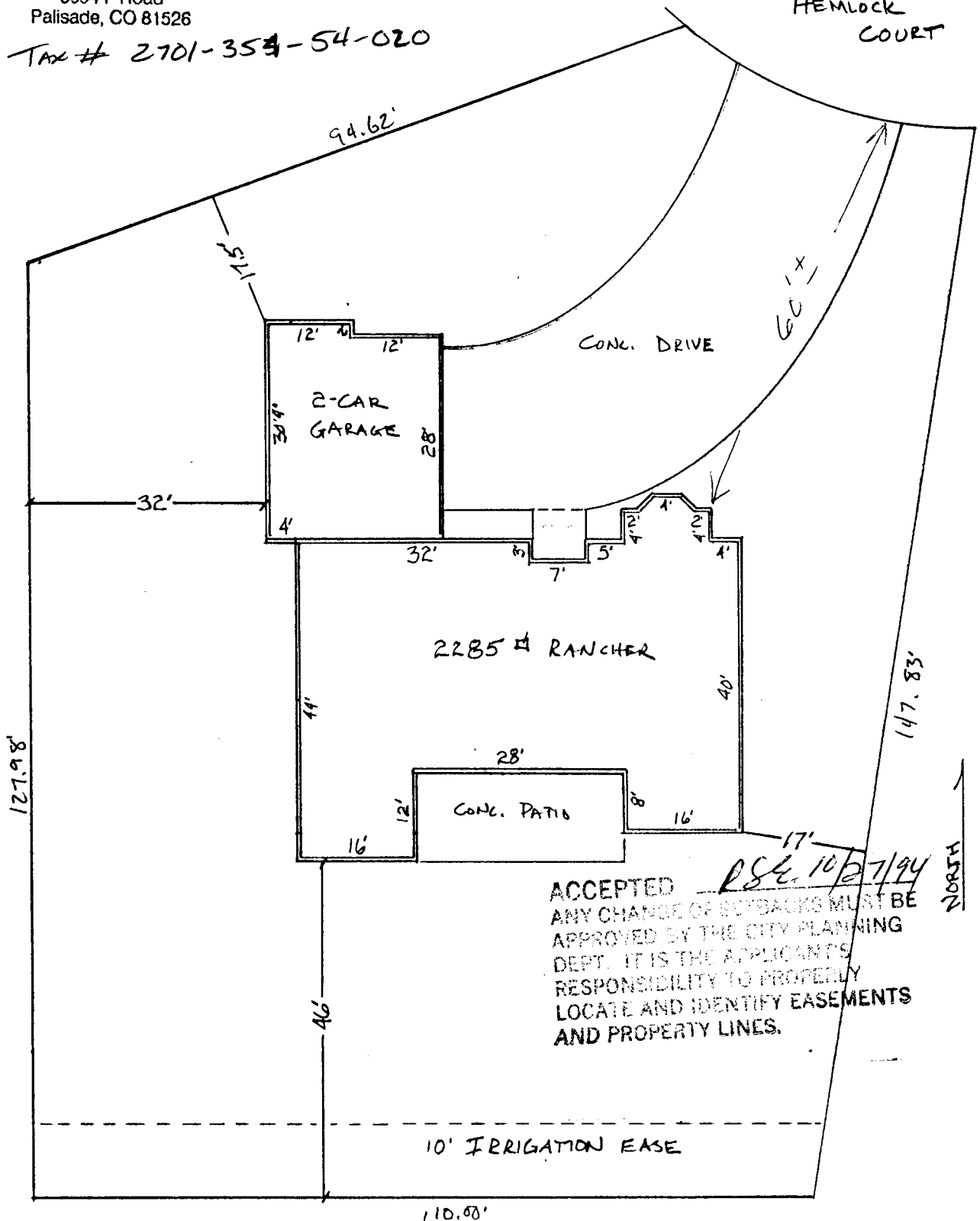
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

Chief Const., Inc.  
3694 F Road  
Palisade, CO 81526

Tax # 2701-354-54-020

HEMLOCK COURT



ACCEPTED *RSC 10/27/94*  
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.

LOT 20 NORTH CREST SUBDIVISION

2660 HEMLOCK CT.

SCALE 1"=20"

510 City of G.J.

OW

DATE SUBMITTED 3/14/94

BUILDING PERMIT NO. 47947

FEE \$ 500

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

BLDG ADDRESS 2661 Hemlock Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1910

SUBDIVISION Northcrest

SQ. FT. OF EXISTING BLDG(S) 11076

FILING      BLK      LOT 6

TAX SCHEDULE NO. 2701-304-04-006

NO. OF FAMILY UNITS 1

OWNER Elliott, Jerry & Janet

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS P.O. Box 2942, Co. Rd. 008122

DESCRIPTION OF WORK AND INTENDED USE:  
Construct single family residence

TELEPHONE (303) 245-9434

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 X

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 20

Rear 25' from property line

PARKING REQ'MT     

Maximum Height     

SPECIAL CONDITIONS:     

Maximum coverage of lot by structures     

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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 R S Edwards

Applicant Signature Jerry Elliott

Date Approved 3/14/94

Date 3/14/94

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

(White: Planning)

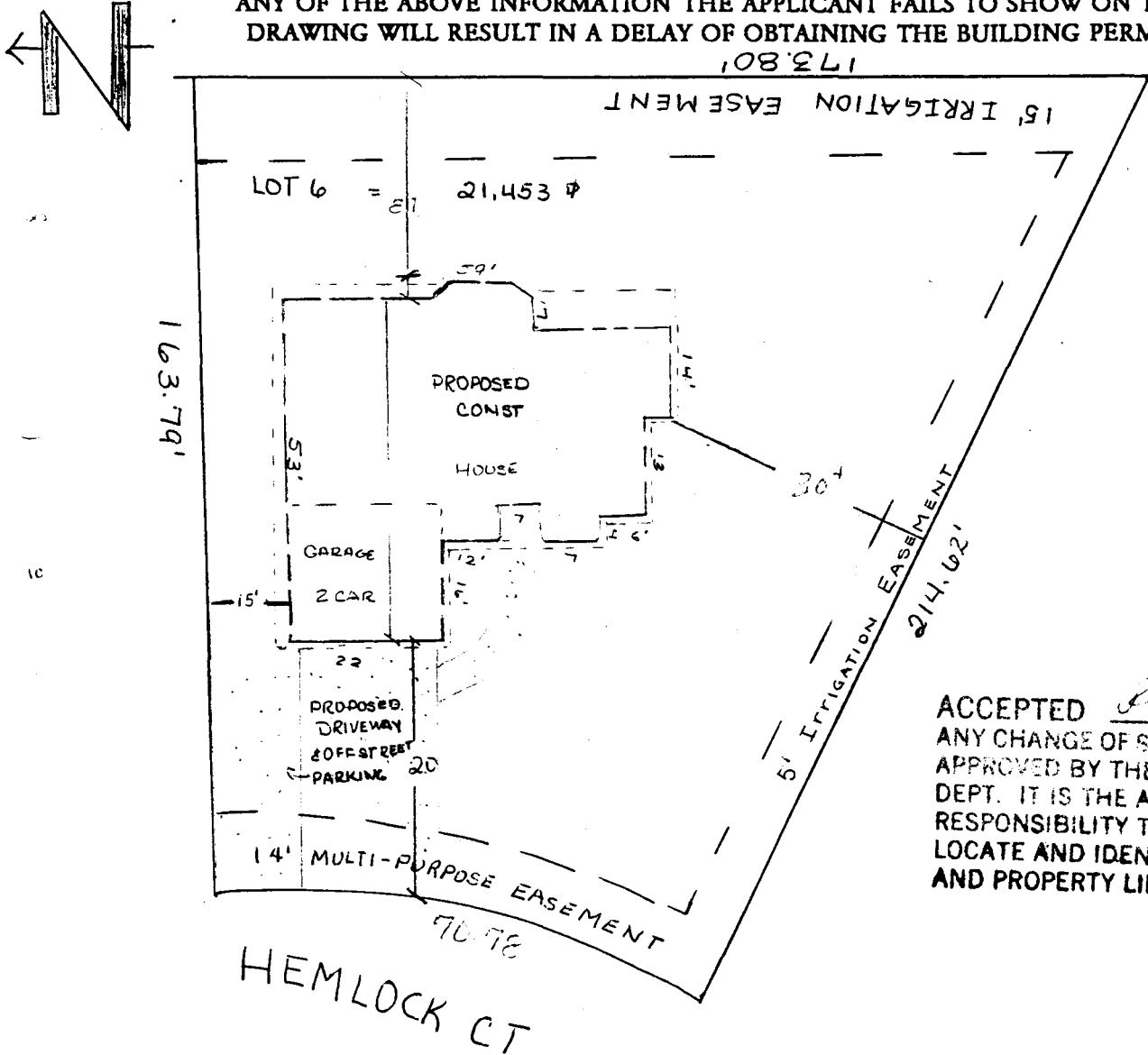
(Yellow: Customer)

(Pink: Building Department)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

- 1. An outline of the PROPERTY LINES with dimensions. [ ]
- 2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [ ]
- 3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). [ ]
- 4. All EASEMENTS or RIGHTS-OF-WAY on the property. [ ]
- 5. All other STRUCTURES on the property. [ ]
- 6. All STREETS adjacent to the property and street names. [ ]
- 7. All existing and proposed DRIVEWAYS. [ ]
- 8. An arrow indicating NORTH. [ ]
- 9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



3/14/94  
 ACCEPTED *PS Edwards*  
 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.

BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING BY THE CURRENT PLANNING AND DEVELOPMENT SECTION.

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE SUBMITTED 3/14/94

BUILDING PERMIT NO. 47947

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SUBDIVISION Northcrest

SQ. FT. OF EXISTING BLDG(S) 11076

FILING      BLK      LOT 6

TAX SCHEDULE NO. 2701-304-04-006

NO. OF FAMILY UNITS 1

OWNER Elliott, Jerry & Janet

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS P.O. Box 2940, Grand Junction, CO 81502

DESCRIPTION OF WORK AND INTENDED USE:  
Construct single family residence

TELEPHONE (303) 245-9434

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 X

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 20

Rear 25' from property line

PARKING REQ'MT     

Maximum Height     

SPECIAL CONDITIONS:     

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Department Approval R.S. Edwards

Applicant Signature [Signature]

Date Approved 3/14/94

Date 3/14/94

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

(White: Planning)

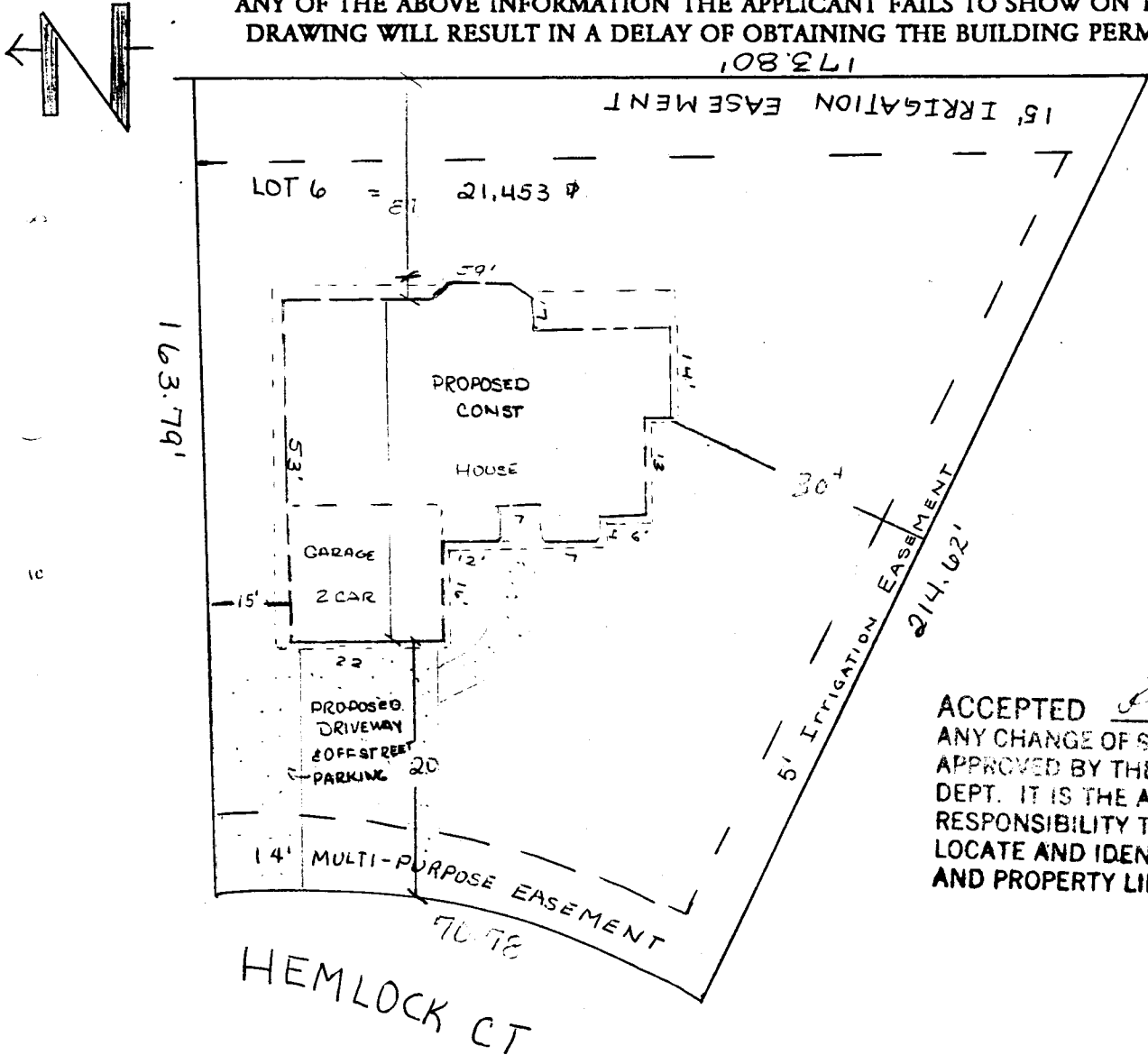
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ACCEPTED *J. Edwards* 3/14/94  
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APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_