

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 North Crest

SQ. FT. OF EXISTING BLDG(S) none

FILING BLK LOT 6

TAX SCHEDULE NO. 2701-304-34-006

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

TELEPHONE (303) 245-4434

DESCRIPTION OF WORK AND INTENDED USE:
Construct single family residence

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

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 R 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)

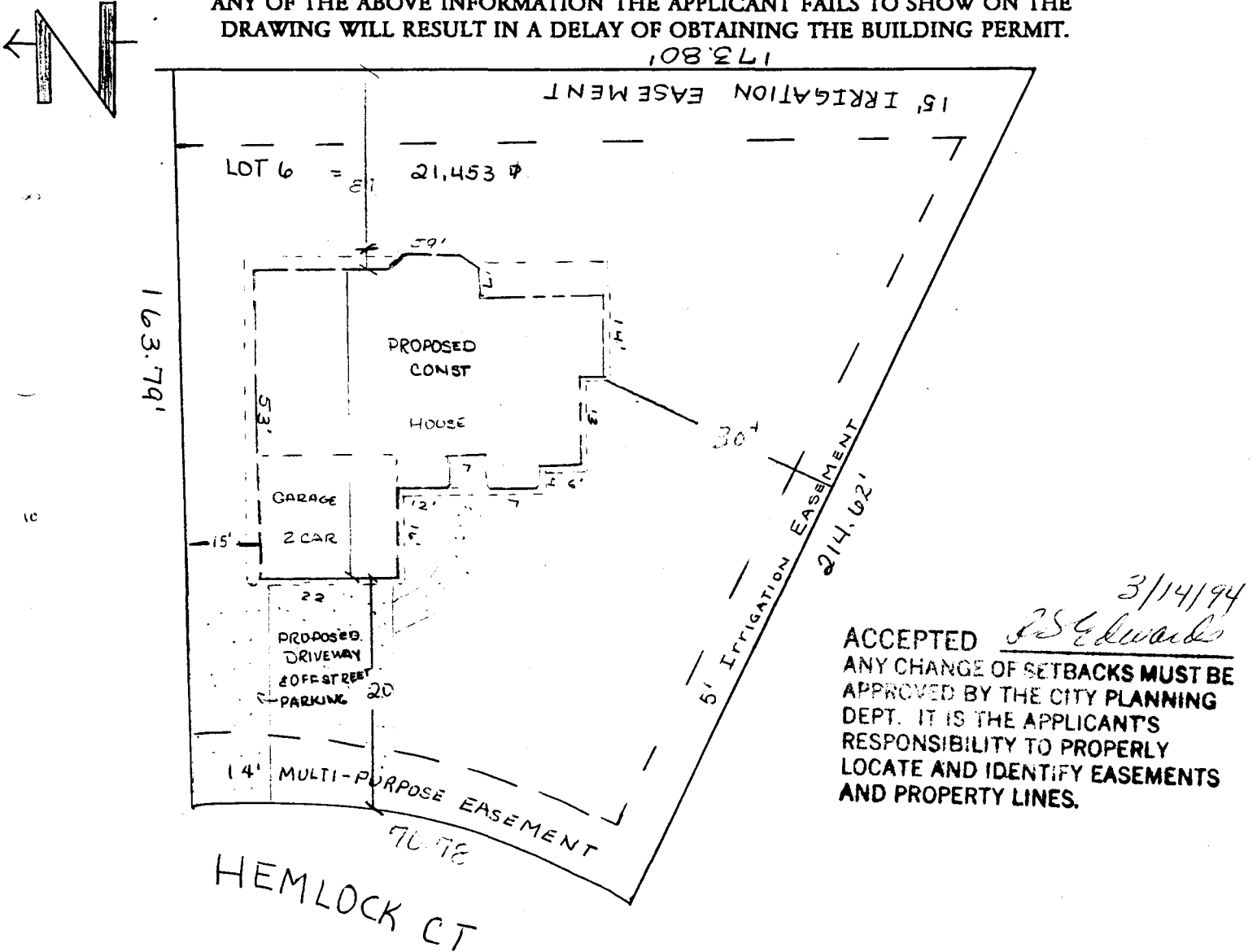
(Yellow: Customer)

(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.



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: _____