

FEE \$ 1000

BLDG PERMIT NO. 50350

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

100-1180 \$ 500 TOP

? Refund

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2660 Hemlock Ct TAX SCHEDULE NO. 2701-354-54-020
 SUBDIVISION North CREST 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 ALIYADE 81526 _____
 (2) TELEPHONE 464-0618 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 Ponnie 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 Millie 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)

10/28/94

1717

CITY OF GRAND JUNCTION
Department of Community Development



Payee Name Jeff Wilkinson

Address _____

Telephone No. 464-0618

RE: Project Address/Name 2660. Hemlock Ct.

Description	Amount	Description	Amount
REZONE		PLAN CLEARANCE (Minor)	10 ⁰⁰
CONDITIONAL USE		SITE PLAN REVIEW	
SPECIAL USE		MINOR CHANGE	
SUBDIVISION - PRELIMINARY		RESUB / PROP LINE ADJ	
SUBDIVISION - FINAL		VARIANCE	
SUBDIVISION - MINOR		FLOODPLAIN PERMIT	
REZONE & O.D.P.		SIGN PERMIT	
REZONE & PRELIMINARY		SPECIAL EVENTS PERMIT	
REZONE & FINAL		FENCE PERMIT	
O.D.P. ONLY		Z & D CODE	
PRELIMINARY ONLY		MAPS / BOOKS	
FINAL PLAT/PLAN		COPIES	
R.O.W. VACATION		MISCELLANEOUS	
EASEMENT VACATION		TCP	500 ⁰⁰

Treasurer Receipt No. 66946 TOTAL 510⁰⁰

Account Number 10690-41305 — 10⁻ — R84
27688-43318-500⁻