

DATE SUBMITTED 3-1-94

BUILDING PERMIT NO. 47801
FEE \$ 5.00

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

BLDG ADDRESS 2668 Hemlock Ct SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1920
SUBDIVISION North Crest SQ. FT. OF EXISTING BLDG(S) NONE
FILING 1 BLK _____ LOT 12 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2701-354-00-104 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE
OWNER HAASE & ASSOCIATES, INC DESCRIPTION OF WORK AND INTENDED USE:
ADDRESS 2467 COMMENCE BLVD NEW SINGLE FAMILY HOME
TELEPHONE 242-8681

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 _____

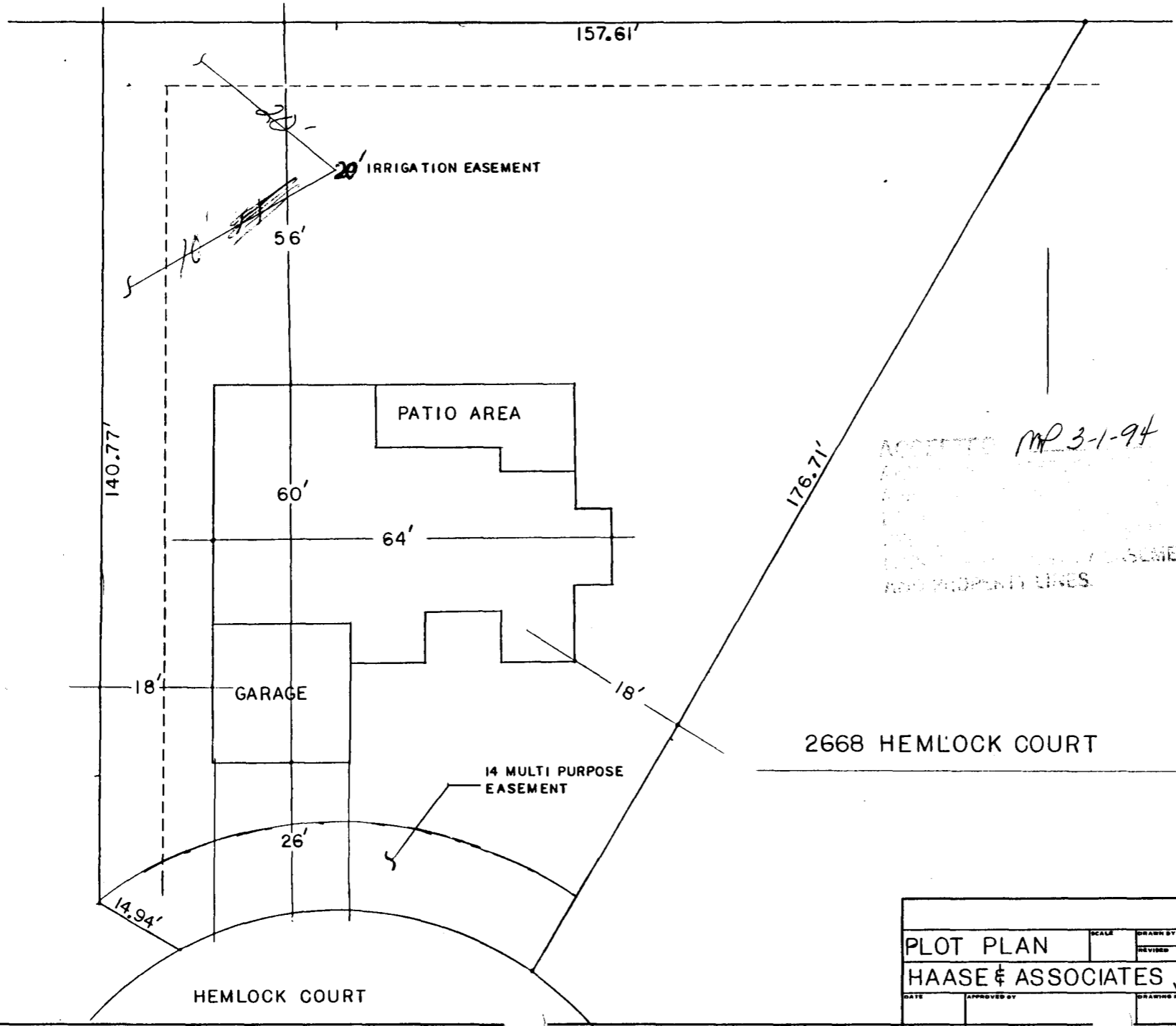
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 Peltz Applicant Signature Don Haase
Date Approved 3-1-94 Date 3-1-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



ACCEPTED *MP 3-1-94*
 FOR THE PURPOSES OF THE
 RECORDING OF THE
 EASEMENTS
 AND PROPERTY LINES.

2668 HEMLOCK COURT

PLOT PLAN		SCALE	DRAWN BY <i>don</i>
HAASE & ASSOCIATES, INC		REVISED	
DATE	APPROVED BY	DRAWING NUMBER	