

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53633

LPC
TCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2651 Hemlock Ct. TAX SCHEDULE NO. 2701-ES4-54-001

SUBDIVISION NORTH CREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600 + of basement

FILING ~~BLK~~ ~~LOT~~ 1 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER Brock, Ronald K & Janet S. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2366 E Rd GrJct, CO

(1) TELEPHONE 245-5685 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS na

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ construct single family Residence

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-2 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 25' from PL Special Conditions _____
or easements

Maximum Height _____

CENS.T. 10 T.ZONE 17 ANNEX# _____

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 Ronald K Brock Date 9-13-95

Department Approval Ronnie Edwards Date 10-4-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8644

Utility Accounting Jackie S. Berry Date 10/4/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-90 Grand Junction Zoning & Development Code)

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

2651- Hemlock Ct.

88.50'

26 1/2 Rd

40.00'

84.49

35.43'

14' Multi-purpose easement

← 31' →

↑
e8
↓

← 81' →

107.98

ACCEPTED *Ronnie 10/4/95*

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.

← 77' →

↑
88
↓

115.00'

10' irrigation easement

