

FEE \$ 10.00

BLDG PERMIT NO. 512671

No TCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2654 Hemlock Ct TAX SCHEDULE NO. 2701-354-54-017
SUBDIVISION Northwest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
FILING BLK LOT 17 SQ. FT. OF EXISTING BLDG(S)
(1) OWNER Elliott, Janet & Jerry NO. OF DWELLING UNITS BEFORE: AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS P.O. Box 2942 D.J. 81502 NO. OF BLDGS ON PARCEL BEFORE: AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 245-9434 USE OF EXISTING BLDGS
(2) APPLICANT Elliott Const DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS 998 24 Rd construct single family residence
(2) TELEPHONE 245 9434

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 from center of ROW, whichever is greater Parking Req'mt 2
Side 10' from PL Rear 25' from PL Special Conditions
Maximum Height ~18' proposed 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).

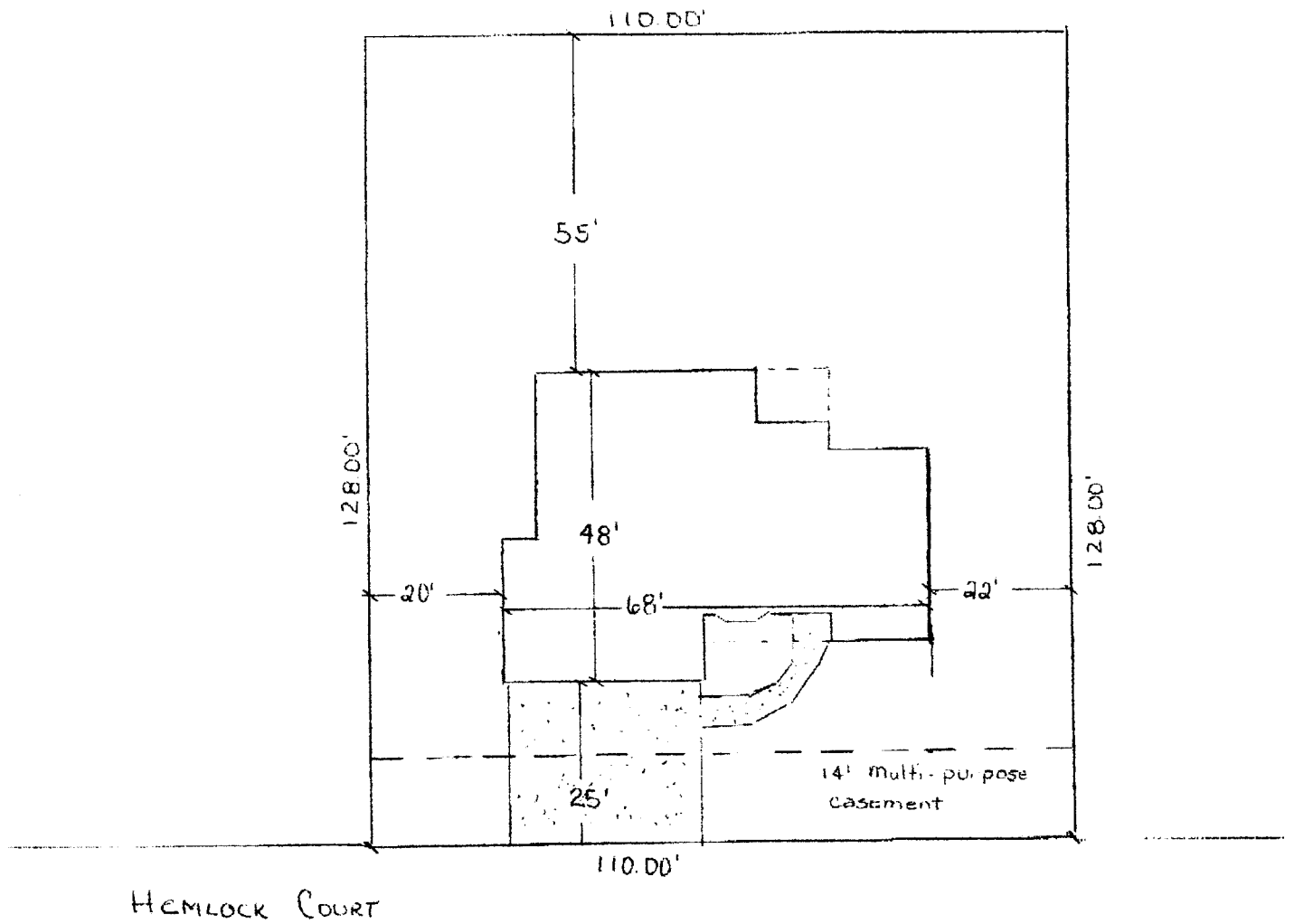
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jerry J. Elliott Date 2/6/95
Department Approval Kathy Porter Date 2/6/95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8102
Utility Accounting Millie Fowler Date 2-6-95

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)



*Measurements to foundation wall
overhang/eaves extend up to
2' further*

2654 Hemlock Ct
Lot 17 Northcrest Subd.

ACCEPTED RP 2/6/95
 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.