

FEE \$ 10.00

BLDG PERMIT NO. 51663

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

TCP



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2658 Hemlock Ct TAX SCHEDULE NO. 2701 354 54 019

SUBDIVISION North Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800+gar

FILING N/A BLK N/A LOT 19 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER Michael J & Linda K Wolfe NO. OF DWELLING UNITS
BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2661 Hemlock Ct NO. OF BLDGS ON PARCEL
BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 256-9937 USE OF EXISTING BLDGS N/A

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS SAME _____

(2) TELEPHONE SAME 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 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 _____

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 Michael Wolfe Date _____

Department Approval Ronnie Edwards Date 4-4-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8218

Utility Accounting Millie Fowler Date 4-4-95

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)

LOT 14 NORTHERST SUBD.
17,808 SQ. FT.

WATER, FIBER & CABLE
2658 Hemlock Ct.

