

FEE \$	10.00
TCP \$	0

BLDG PERMIT NO. 52700

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2667 Hemlock Ct TAX SCHEDULE NO. 2701-354-54-001
 SUBDIVISION North Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2524
 FILING BLK LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Joel & Kathy Bruthammer NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2695 1/2 Caribbean Dr. NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-6049 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Carl Vostatek DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 3439 Grand Valley Blvd Clifton NEW SFR
 (2) TELEPHONE 434-5665

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 RF Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 25' from PL
 Maximum Height _____
 CENS.T. 10 T.ZONE 17 ANN# _____

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 Carl Vostatek Date 6/27/95
 Department Approval Lonnie Edwards Date 7/10/95

-Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8450 - S/F home

Utility Accounting Millie Fowler Date 7-10-95

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

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

ACCEPTED *Ronnie 7/14/95*
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.

2667 Hemlock Court

S 89-59-31 E 72.00'

20' EASEMENT

50'

FLAG LOT

S 29-54-48 W 96.11'

10' EASEMENT

25' SETBACK

S 0-2-22 E 170.00'

54'

10' EASEMENT

S 89-59-31 E 169.92' *155.50'*

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 4/1/95

Architect