

FEE \$1000

BLDG PERMIT NO. 51249

3100-1130-01

# PLANNING CLEARANCE

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



JCP

### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2671 Hemlock Ct. TAX SCHEDULE NO. 2701-354-54-011  
 SUBDIVISION North Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,350  
 FILING — BLK — LOT 11 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Timothy A. & Kathryn J. Stern NO. OF DWELLING UNITS  
 BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 610 1/2 Broken Spoke, GT  
 (1) TELEPHONE 245-4612 NO. OF BLDGS ON PARCEL  
 BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Same as 1 USE OF EXISTING BLDGS —  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ 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 ~~RST~~ 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 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' 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 Timothy A. Stern Date 2/20/95  
 Department Approval Connie Edwards Date 2/22/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8133  
 Utility Accounting Millie Fowler Date 2-22-95

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)

