

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 51188

### PLANNING CLEARANCE

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

*TCP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2664 Hemlock CT TAX SCHEDULE NO. 2701-354-54-014  
 SUBDIVISION NORTH CREST SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2504  
 FILING 1 BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER MILESTONE CORP NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 193 27 RD 81505 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-2821 USE OF EXISTING BLDGS —  
 (2) APPLICANT JEFF WILKINSON DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) ADDRESS 3694 F RD 81526 Home.  
 (2) TELEPHONE 464-0618

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 ~~RES~~ 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 —  
 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).

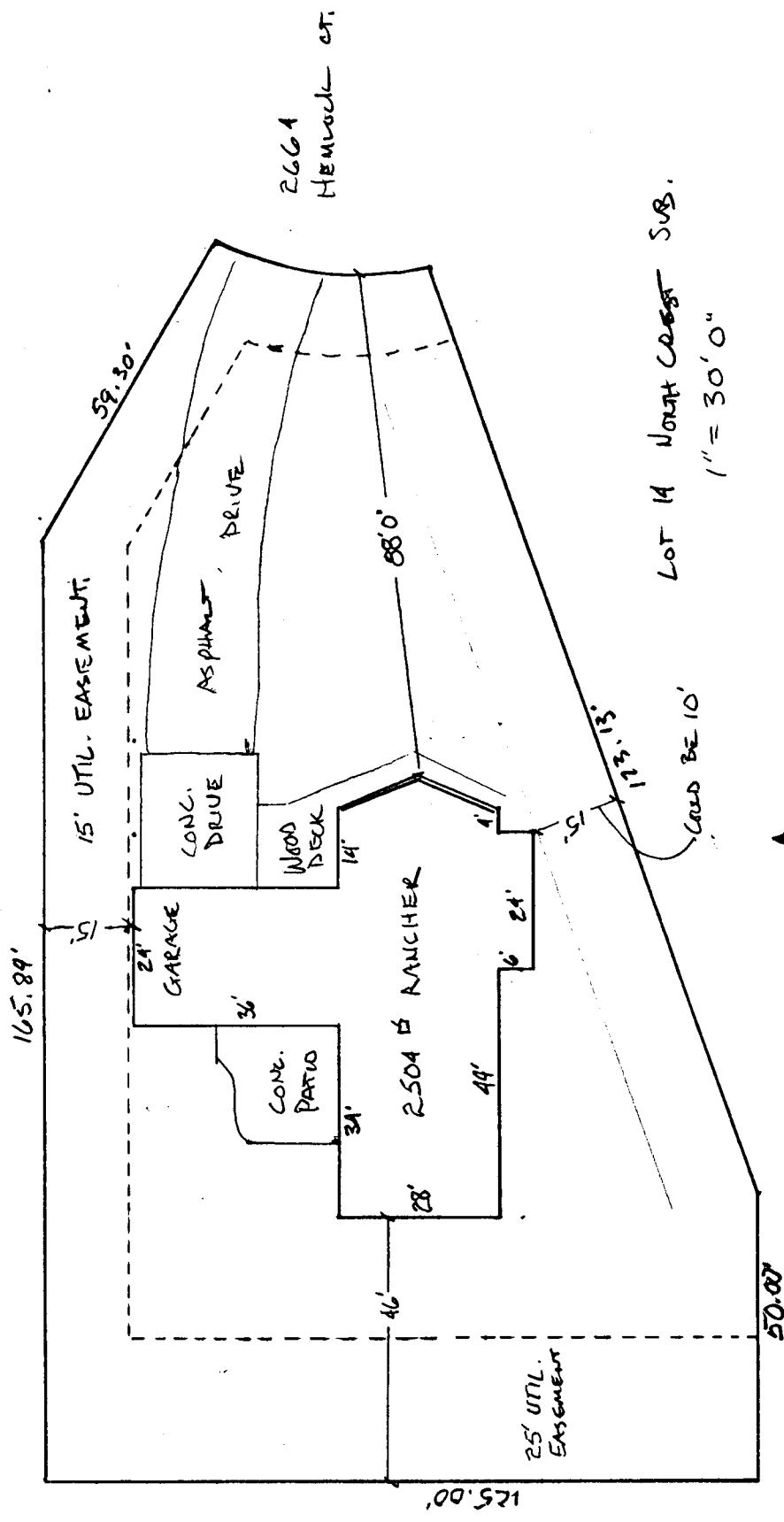
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-15-95  
 Department Approval Gonnie Edwards Date 2-15-95

Additional water and/or sewer tap fee(s) are required? YES  NO  W/O No. 8119  
 Utility Accounting [Signature] Date 2-16-95

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)



*Ronnie Edwards* 2/15/95

ACCEPTED  
 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.