

FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 51799



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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 724 HEMLOCK DR TAX SCHEDULE NO. 2701-353-11-001  
SUBDIVISION SUNSET TERRACE SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x32'  
FILING — BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 37'x65'  
(1) OWNER CORDON BISHOP NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 724 HEMLOCK DR  
(1) TELEPHONE 24 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT SHANE WASHINGTON USE OF EXISTING BLDGS RESIDENTIAL  
(2) ADDRESS P.O. Box 142 GLENDALE DESCRIPTION OF WORK AND INTENDED USE: ADDITION  
(2) TELEPHONE 243-5369 BEDROOM - BATH - KITCHEN - EXTENSION

**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 RSF-4 Maximum coverage of lot by structures 35%  
SETBACKS: Front 20' from property line (PL) Parking Req't N/A  
or 45' from center of ROW, whichever is greater  
Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
Maximum Height 32'  
CENS.T. 10 T.ZONE 17 ANNEX# \_\_\_\_\_

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 Shane Washington Date 18 APR 95

Department Approval Ronnie Edwards Date 4/18/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3021-7570-03-2

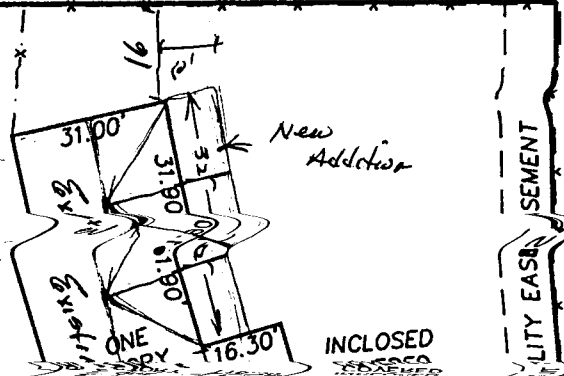
Utility Accounting Chris Hudson Date 4-18-95

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)

N00°00'00"E 27.53

N90°00'00"E 172.00



New Addition

UTILITY EASEMENT  
89.00

INCLOSED

ONE  
SPY