

FEE \$ 10.00

BLDG PERMIT NO. 51245

PLANNING CLEARANCE

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

21-7450-02-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 725 Hemlock Dr TAX SCHEDULE NO. 2701-353-12-010

SUBDIVISION Sunset Terrace SQ. FT. OF PROPOSED BLDG(S)/ADDITION 364

FILING _____ BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 1400

(1) OWNER JEFF VOLZEL NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 725 Hemlock

(1) TELEPHONE 245-4089 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT LEIGH SIDING USE OF EXISTING BLDGS Home

(2) ADDRESS 718 36 3/10 RD DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 464-7925 26 FT x 14 FT BED ROOM ADDITION

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 _____

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 2' from PL Rear 30' 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 2/17/95

Department Approval [Signature] Date 2-23-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. SF no change in used

Utility Accounting Miller Fowler Date 2-23-95

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)