

FEE \$ 10 -
TCP \$ 0 -

BLDG PERMIT NO. 56605

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2653 HEMLOCK COURT TAX SCHEDULE NO. 2701-354-54-002
SUBDIVISION NORTHCREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1765
FILING N/A BLK N/A LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER ELLIOTT CONST, INC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS P O BOX 2942 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE (970) 245-9434 USE OF EXISTING BLDGS N/A
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS SAME CONSTRUCT SINGLE FAMILY RESIDENCE
(2) TELEPHONE SAME

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 PR-2 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 25' from PL Special Conditions _____
Maximum Height _____ CENS.T. 10 T.ZONE 20 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 [Signature] Date 6/10/96
Department Approval [Signature] Date 6-11-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9263
Utility Accounting [Signature] Date 6-11-96

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)



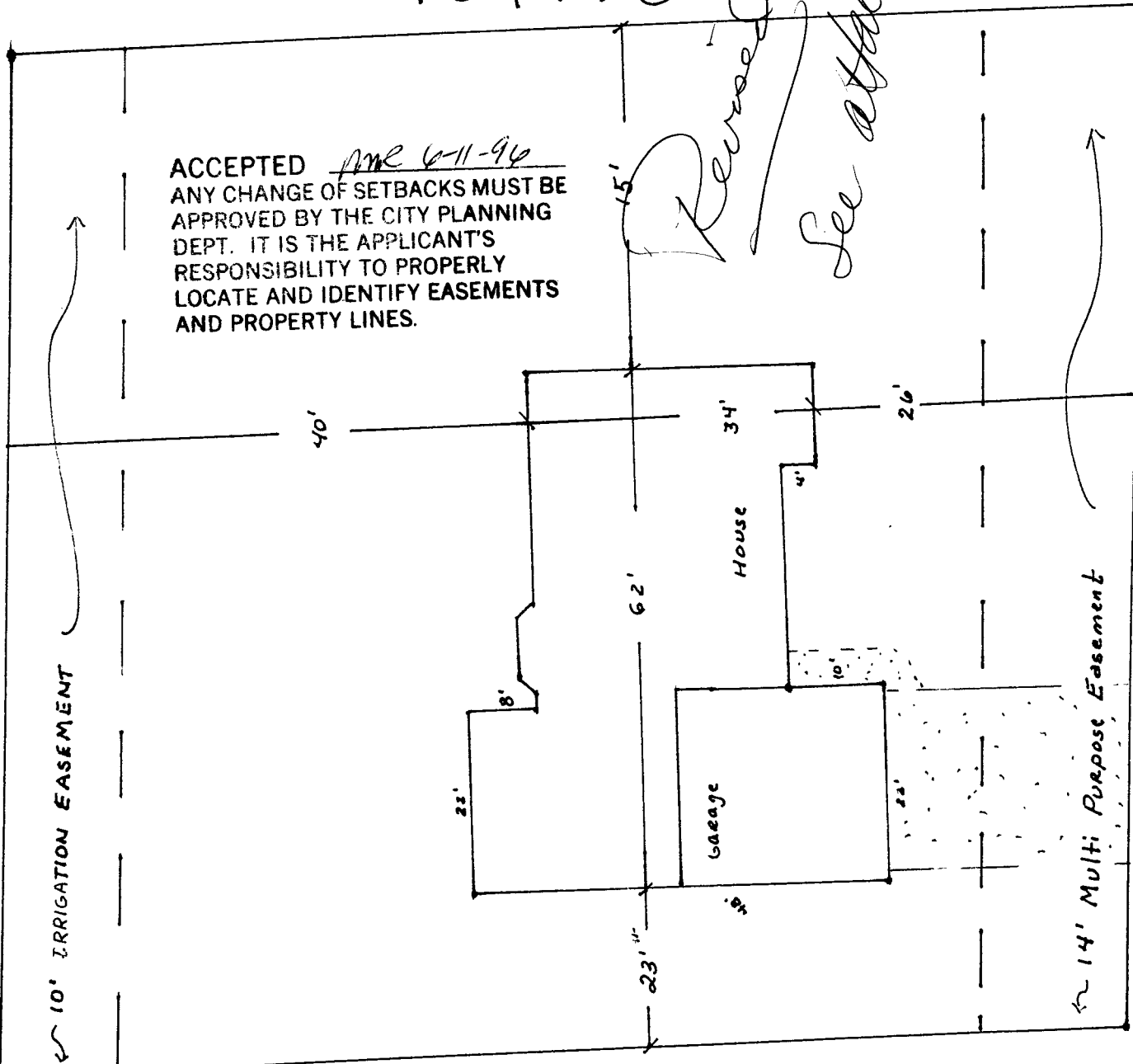
Vina Mae Subd

100.00

LOT 3

LOT 1

10' IRRIGATION EASEMENT



ACCEPTED ME 6-11-96
 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.

Revised
See attached

107.98

107.98'

DRIVEWAY
 LOCATION OK
J. Kladia
 6-10-96

2653 Hemlock Ct.
 Lot 2 Northeast Subd.
 Elliott Const., Inc.

14' Multi Purpose Easement

HEMLDCK COURT

Nina Mae sub

100.00'

LOT 3

LOT 1

10' IRRIGATION EASEMENT

ACCEPTED *Ronnie* 11/20/96
ANY CHANGES TO BACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

107.98

48'

107.98

Revised

25'16"

22'

48'

62'

14'6"

3-CAR GARAGE

HOUSE

34'

32'

15'6"

26'4"

14'-Multi Purpose Easement



HEMLOCK CT

2653 Hemlock Ct
LOT 2
NORTHCREST SUBD.
ELLIOTT CONST

REVISION 1

11/7/96