

FEE \$ 10<sup>00</sup>  
TCP \$ 2

BLDG PERMIT NO. 56288

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

3100-1060-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2657 Hemlock Ct TAX SCHEDULE NO. 2901-354-54-004  
SUBDIVISION NORTH CREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2160  
FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER Maryn NT HOMES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 759 HORIZON  
(1) TELEPHONE 243-4890 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION  
(2) APPLICANT Denise Granum USE OF EXISTING BLDGS new single family  
(2) ADDRESS (ABOVE) DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_

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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
CENS.T. 10 T.ZONE 17 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).

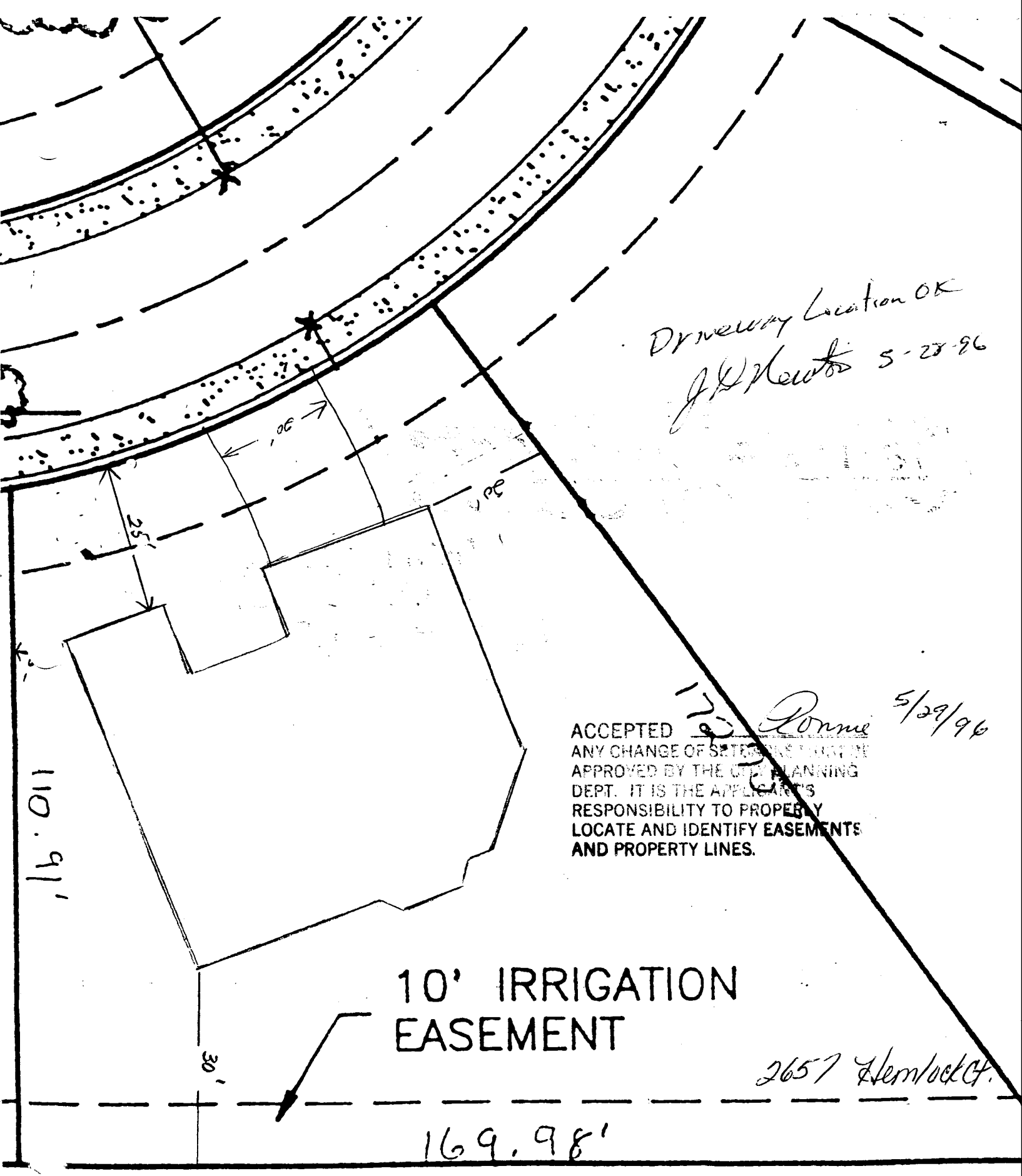
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/21/96  
Department Approval Donnie Edwards Date 5/29/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9239-S/F  
Utility Accounting Mellie Fowler Date 5-29-96

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)



Driveway Location OK  
J.H. Newton 5-28-96

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.

175 Romme 5/29/96

10' IRRIGATION  
EASEMENT

2657 Hemlock Ct.

110.91'

169.98'

30'

LOT 4 Block 1 North Crest Subdivision