

FEE \$ 10<sup>00</sup>  
TCP \$ None

BLDG PERMIT NO. 57122

### PLANNING CLEARANCE

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



300-1170-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2662 Hemlock Ct TAX SCHEDULE NO. 2701-354-54-015  
 SUBDIVISION NORTH CREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2044  
 FILING 1 BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER MILESTONE CORP NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 193 27 RD G.J. 81523  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-9814  
 (2) APPLICANT JEFF WILKINSON USE OF EXISTING BLDGS 0  
 (2) ADDRESS 3694 F RD PAL. 81526 DESCRIPTION OF WORK AND INTENDED USE: SFD  
 (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**

Building envelope in plot

ZONE PR-2 Maximum coverage of lot by structures O.K.  
 SETBACKS: Front 7 from property line (PL) Parking Req'mt ?  
 or 20 from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 25' from PL  
 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 8-2-96

Department Approval [Signature] Date 8/2/96

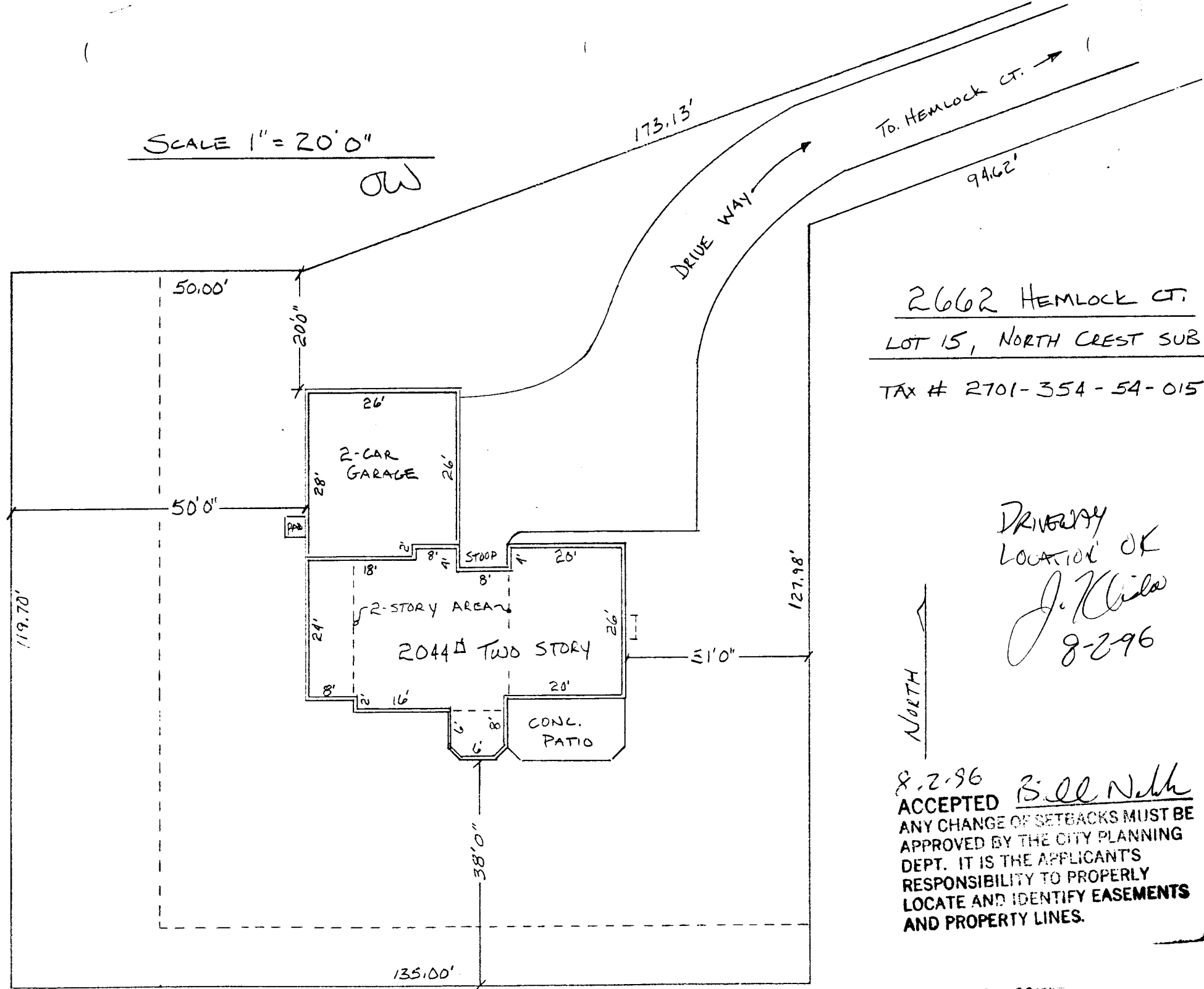
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9395-S/F

Utility Accounting [Signature] Date 8/2/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

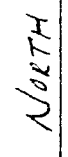
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SCALE 1" = 20' 0"  
*OW*



2662 HEMLOCK CT.  
LOT 15, NORTH CREST SUB  
 TAX # 2701-354-54-015

DRIVEWAY  
 LOCATION OK  
*J. K. Wilson*  
 8-2-96



8.2.96  
**ACCEPTED** *B. J. Nuth*  
 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.