

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 55903

3100 1160014

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2664 Hemlock Ct. TAX SCHEDULE NO. 2701-354-54-014
 SUBDIVISION North Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20'x30'
 FILING 1 BLK — LOT 14 SQ. FT. OF EXISTING BLDG(S) 2500 A
 (1) OWNER Milestone Corp. NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 2168
 (1) TELEPHONE 970-245-9814 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Tom Wilkinson USE OF EXISTING BLDGS home
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ new garage/shop

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 _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 10' from PL _____
 Maximum Height _____ or easements
 CENSUS TRACT 10 TRAFFIC ZONE 17

Accessory

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 Tom Wilkinson Date 4-29-96
 Department Approval Ronnie Edwards Date 4-29-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No Change in EQU

Utility Accounting Orshal Cole Date 4/29/96

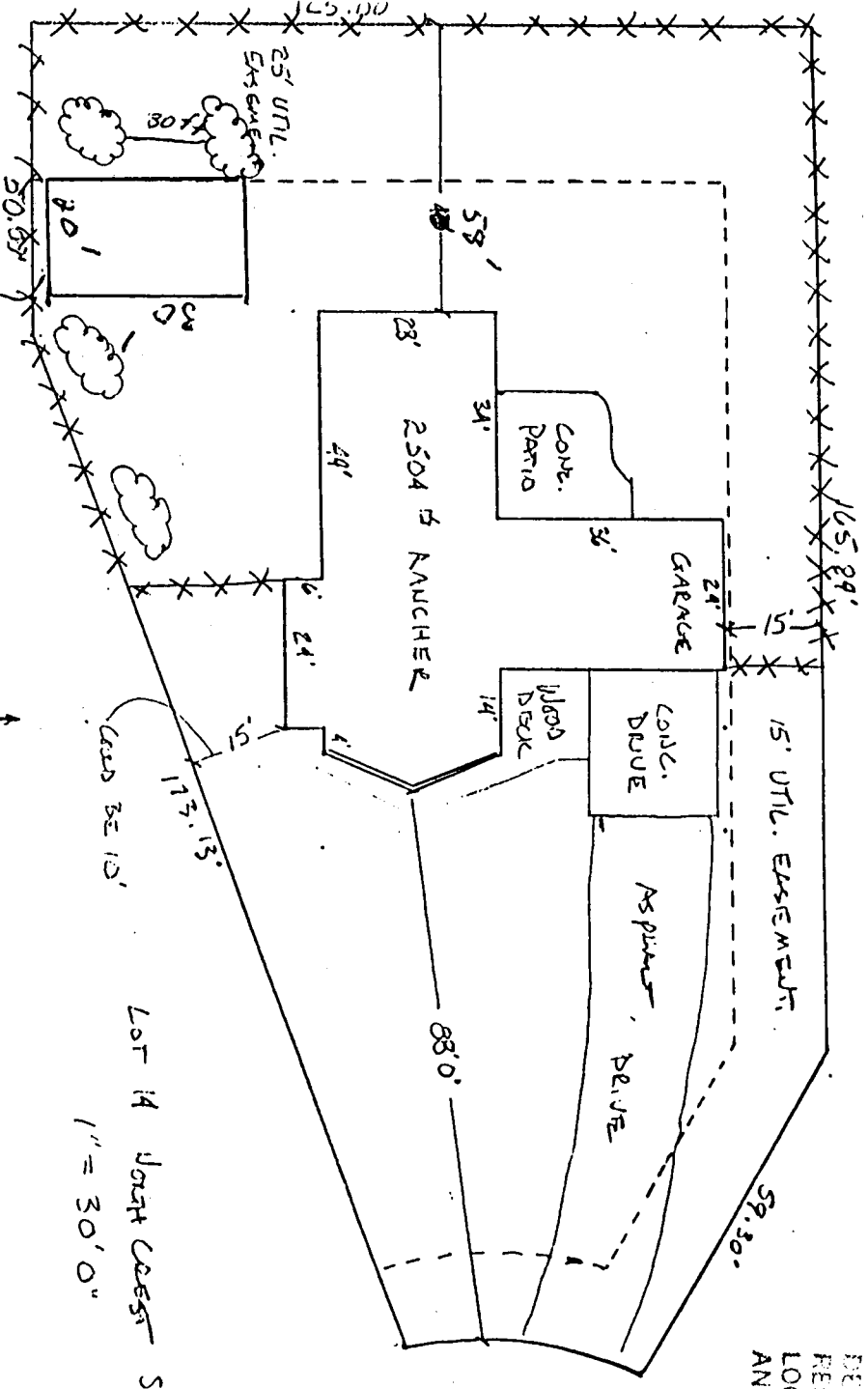
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED

Ronnie 4/29/96

ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE SIGNATURES OF THE RESPONSIBLE ENGINEER OR ARCHITECT LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



45.8111 H
4-18-96
4-18-96

Ronnie 3/15/95

The Add Requirements are as follows:

- * X - Fence to be 6' Cedar.
- * [cloud symbol] = 4" caliper or more. big trees
- * Exterior colors and materials shall be of matching stucco
- * Roof materials shall match the House
- * Concrete driveway along South lot line parallel to the adjacent lot and easement line shall not exceed 10' width 10 ft inside subject property line.

2664 Hemlock Ct.

45'