

FEE \$	<u>10 -</u>
TCP \$	<u>0 -</u>

BLDG PERMIT NO. 56432

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2666 Hemlock Ct TAX SCHEDULE NO. 2701-354-54-013

SUBDIVISION NORTHCREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1765

FILING N/A BLK N/A LOT 13 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER HUDSON, ERIC & JENNIFER NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2486 Harbor Circle East

(1) TELEPHONE (970) 256-0410 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT HUDSON, ERIC & JENNIFER USE OF EXISTING BLDGS N/A

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE SAME CONSTRUCT SINGLE FAMILY RESIDENCE

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 \_\_\_\_\_ Date 6-6-96

Department Approval Maria Robideaux Date 6-11-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9262

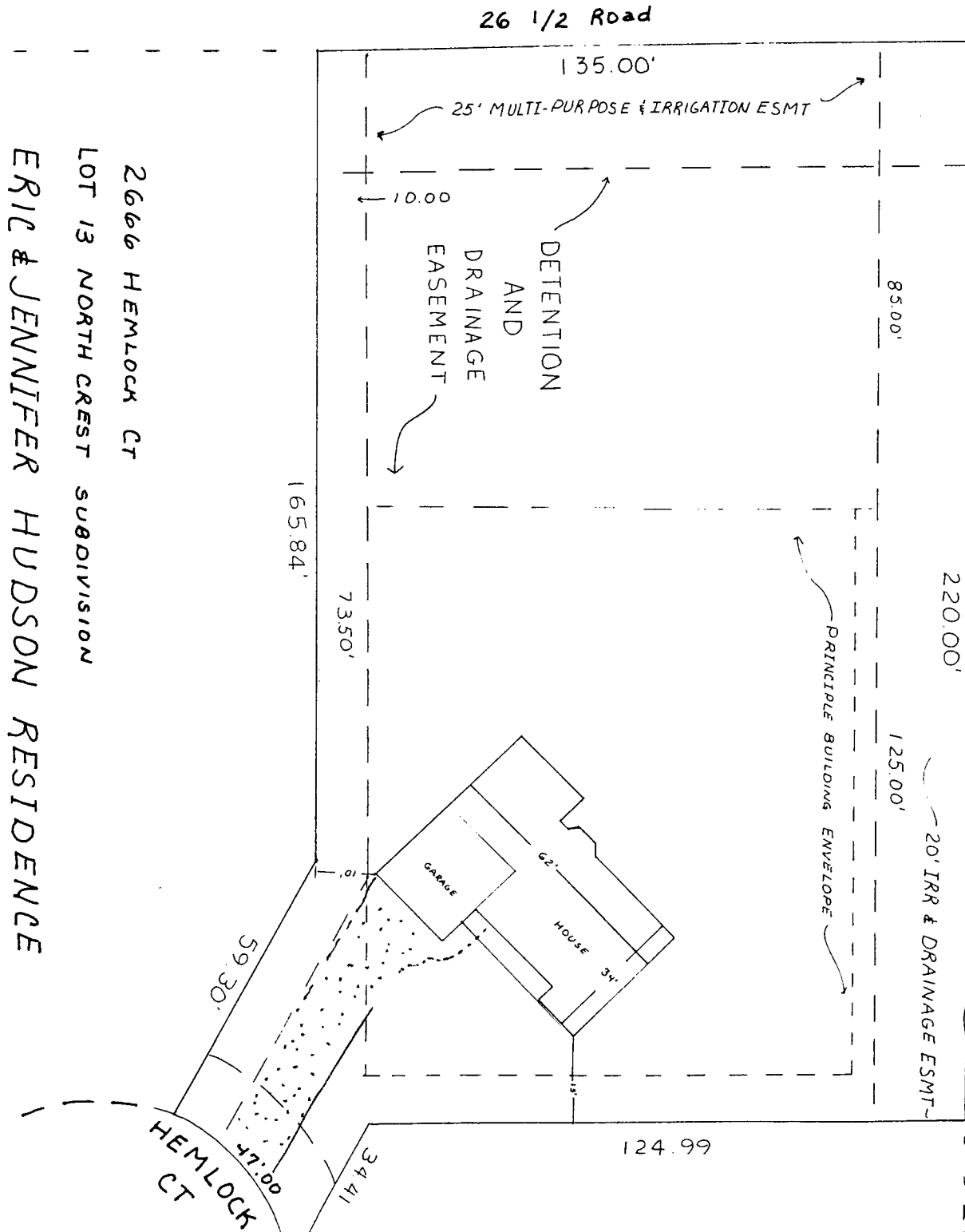
Utility Accounting Checkland Date 6-11-96

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)

ACCEPTED *MC 6-7-96*  
 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.

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2666 HEMLOCK CT  
 LOT 13 NORTH CREST SUBDIVISION  
 ERIC & JENNIFER HUDSON RESIDENCE

DRIVEWAY  
 LOCATION OK  
*J. Kluba*  
 6-10-96

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