

FEE \$	10 ⁰⁰
TCP \$	-0-
SIF \$	-0-



BLDG PERMIT NO. 59851

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2669 HEMLOCK CT TAX SCHEDULE NO. 2701-254-54-010

SUBDIVISION NORTH CREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1864

FILING 1 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER STEVE & KELSEY SHARPE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS SAME

(1) TELEPHONE 243-2212 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT GARY D. DE RUSH USE OF EXISTING BLDGS NEW HOME

(2) ADDRESS 609 MEANDER DR. DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

(2) TELEPHONE 260-0057

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 2

Side 10' from PL Rear 25' from PL

Special Conditions _____

Maximum Height _____

CENSUS 10 TRAFFIC 20 ANNEX# _____

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 Gary D. DeRush Date 4/11/97

Department Approval Marcia Babideaux Date 4-11-97

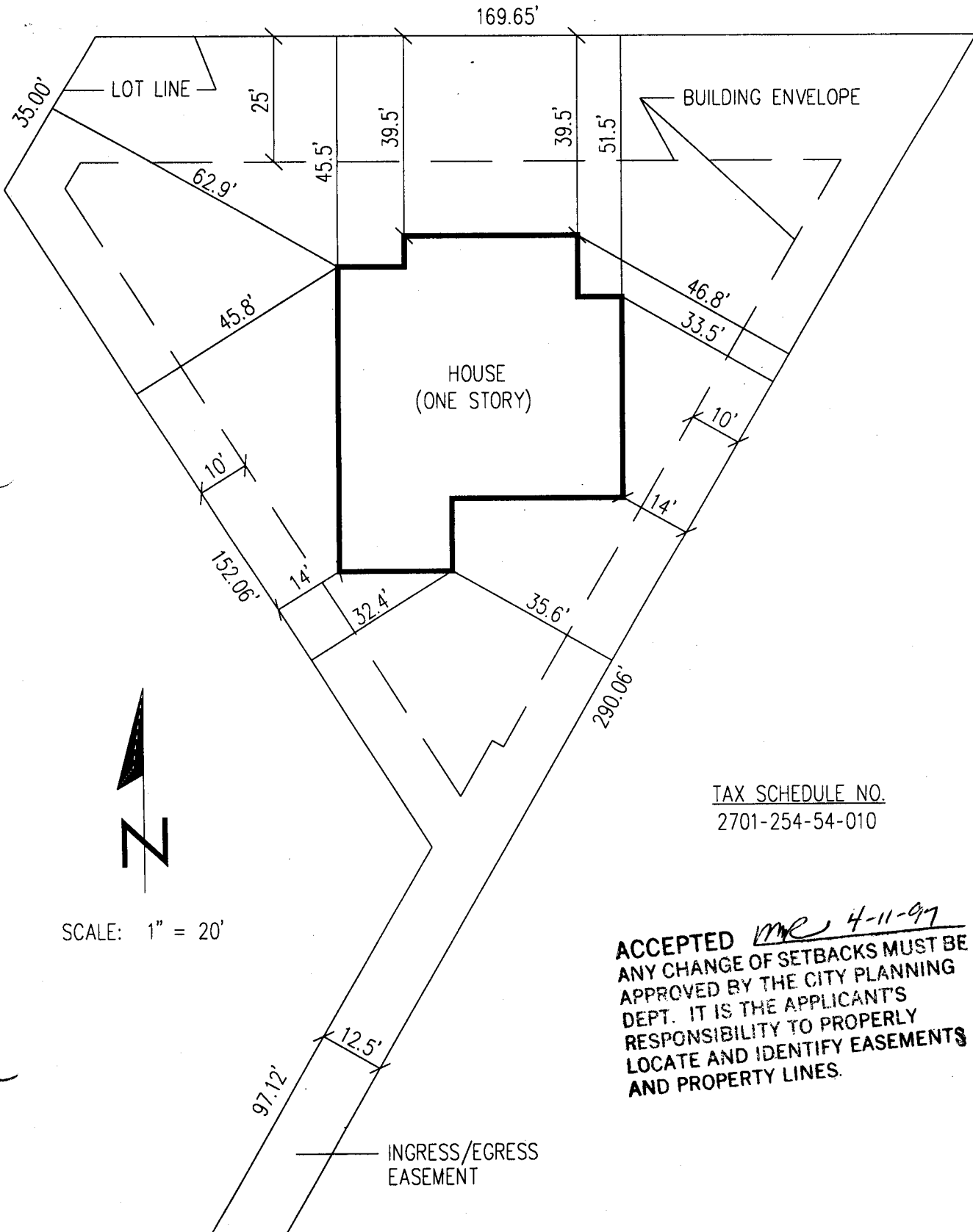
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10088

Utility Accounting Checkland Date 4-11-97

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)

LOT 10
2669 HEMLOCK COURT
NORTH CREST SUBDIVISION



TAX SCHEDULE NO.
2701-254-54-010

ACCEPTED *me* 4-11-97
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.