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BLDG PERMIT NO. 69429

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

[Handwritten initials]

BLDG ADDRESS 2651 Hemlock Ct TAX SCHEDULE NO. 2701.3541.54.001

SUBDIVISION North Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x24

FILING BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 3200*

(1) OWNER Bill Lorimer NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2651 Hemlock Ct

(1) TELEPHONE 242-1617 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Bill Lorimer USE OF EXISTING BLDGS DI

(2) ADDRESS 2651 Hemlock Ct DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-1617 Cover Existing Patio

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 PH-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

Side 10 from PL Rear 25 from PL Special Conditions _____

Maximum Height _____ CENSUS 10 TRAFFIC 17 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Bill Lorimer Date 4-1-99

Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 39199-11531 TR 89196

Utility Accounting [Signature] Date 4-1-99

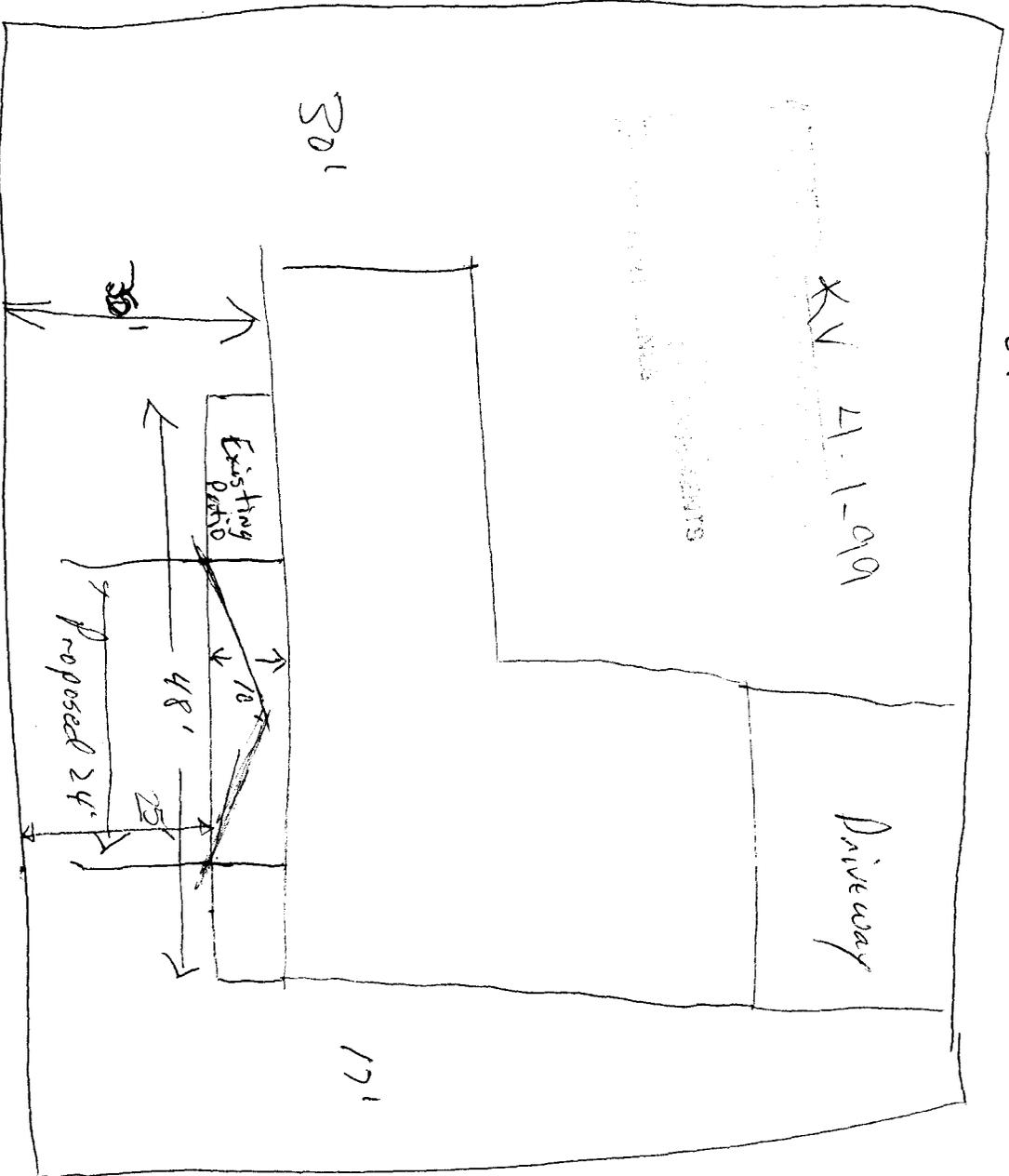
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

7th Street
26 1/2 Rd

N

Hemlock Street
at



REAR

24' wide 10' deep

SIDE