

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 89891



Your Bridge to a Better Community

17982-11546
 2660 HEMLOCK CT
 BLDG ADDRESS 65 81506 SQ. FT. OF PROPOSED BLDGS/ADDITION 420

TAX SCHEDULE NO. 2701-354-54-020 SQ. FT. OF EXISTING BLDGS 2280

SUBDIVISION NORTHCREST TOTAL SQ. FT. OF EXISTING & PROPOSED 2700

FILING _____ BLK _____ LOT 20 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER JOHN PAXSON NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2660 HEMLOCK CT USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 970-257-7005 DESCRIPTION OF WORK & INTENDED USE SHOP

(2) APPLICANT JOHN PAXSON TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2660 HEMLOCK CT
65 81506

(2) TELEPHONE 970-257-7005

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 [Signature] Date 6/11/03

Department Approval [Signature] Date 6/11/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Marshall Cole</u>		Date <u>6/11/03</u>

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)

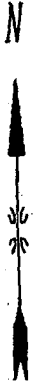
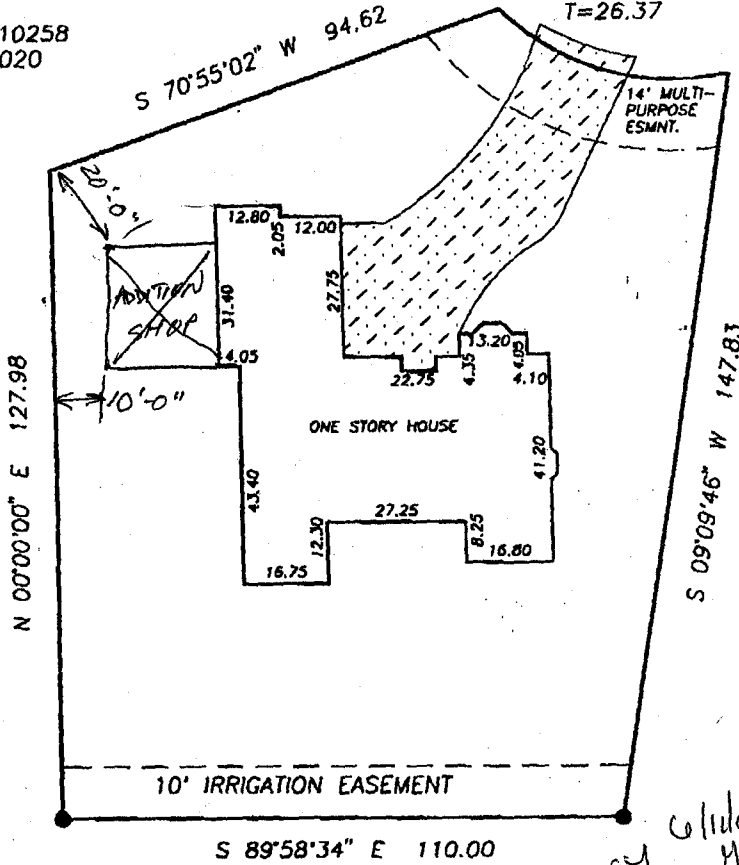
HEMLOCK COURT

A=48.07
 R=47.00
 D=58°35'51"
 B=N 73°33'45" W
 C=46.00
 T=26.37

DESCRIPTION

Lot Twenty (20) of NORTH CREST SUBDIVISION,
 according to the official plat thereof
 recorded in Plat Book No. 14 at page 180,
 Official Records of Mesa County, Colorado.

AMERICAN LAND TITLE ALTC-10258
 TAX ID. NO. 2701-354-54-020



LEGEND & NOTES

FOUND SURVEY MONUMENTS SET BY OTHERS

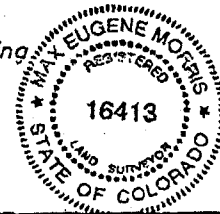
THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

ACCEPTED *6/11/03*
Jane Nelson
 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.

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for MESA NATIONAL BANK; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 7/11/95, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

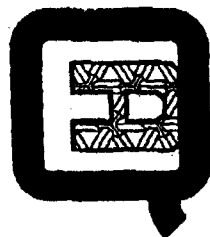
Max El-Morris 7/12/95
 Max El-Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE

2660 HEMLOCK COURT

FOR: PAXON



Q.E.D. SURVEYING SYSTEMS Inc.
 1018 COLO. AVE.
 GRAND JUNCTION COLORADO 81501
 464-7568
 241-2370

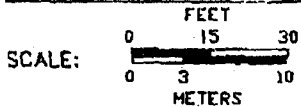
SURVEYED BY: DS TB

DRAWN BY: VM

ACAD ID: PAXON

SHEET NO.

FILE: 95190



DATE: 7/11/95