

FEE \$ 5.00

BLDG PERMIT NO. 48550

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2689 W. YUCATAN (TAX SCHEDULE NO. 2701-264-26-004)
SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600
FILING #7 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER DAVE & KIM SMITH NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS SAME
(1) TELEPHONE NONE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT GARY D. DERUSH USE OF EXISTING BLDGS 0
(2) ADDRESS 2682 CAMBRIDGE RD, DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 260-0057 NEW HOME

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 RSF-4 Maximum coverage of lot by structures 35%
SETBACKS: Front 20 from property line (PL) or Parking Req'mt 2
from center of ROW, whichever is greater
Side 7 from PL Rear 30 from PL Special Conditions 2nd permit issued under
Maximum Height 32 partial Bldg Permit Hold.
CENSUS TRACT 16 TRAFFIC ZONE 13

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).

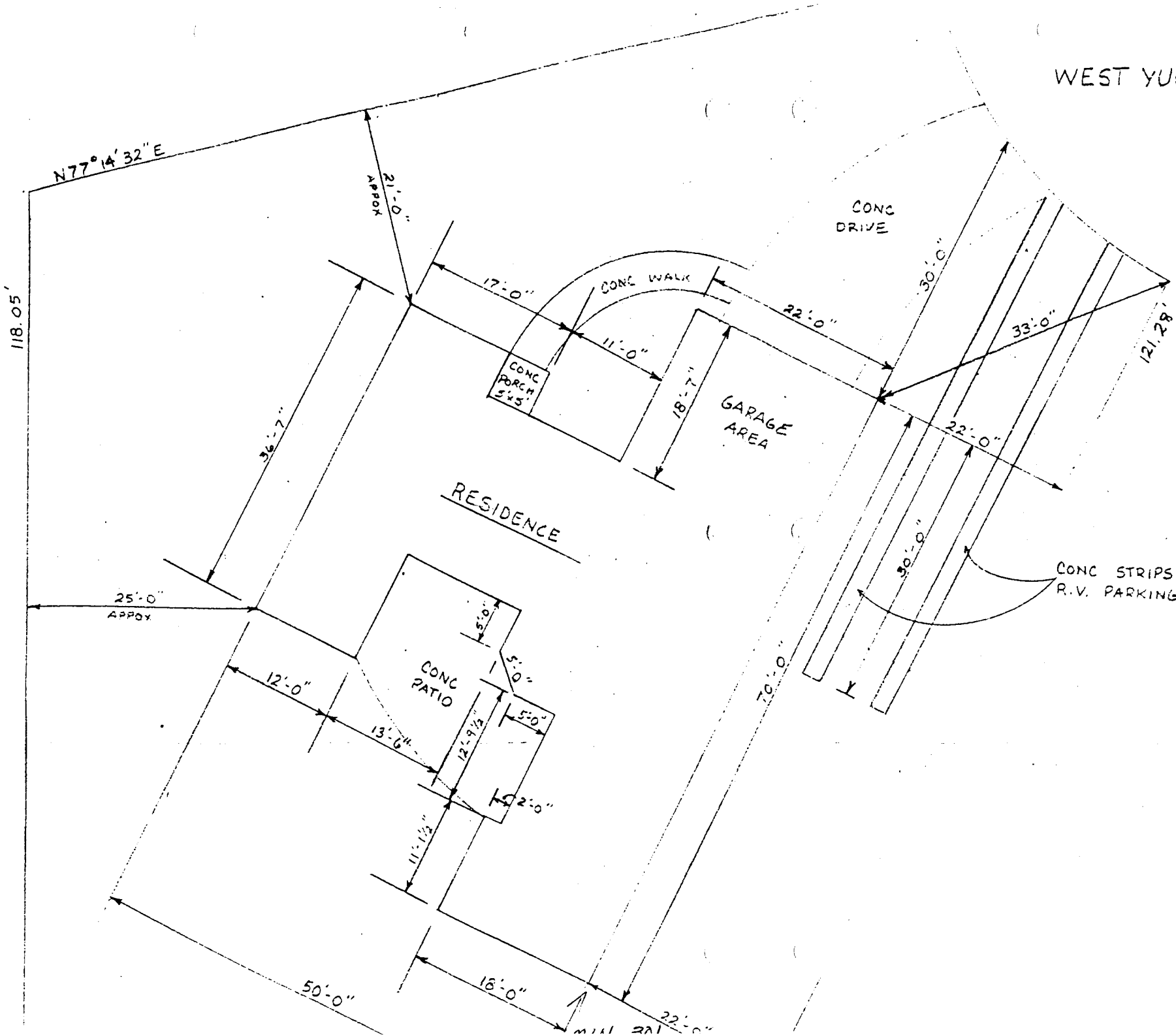
Applicant Signature Gary DeRush Date 5/10/94
Department Approval Kathy Portman Date 5/10/94

Additional water and/or sewer tap fee(s) are required: YES [checked] NO W/O No. 7555
Utility Accounting [Signature] Date 5-10-94

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

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

WEST YUCATAN COURT



ACCEPTED *KP- QSE 5/10/94*
 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.

5/9/94
Ok [Signature]
P. Hills
 ACC

