

FEE \$ 10<sup>00</sup>  
TCP \$ 425<sup>00</sup>

BLDG PERMIT NO. 54629

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

*TCP*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2715 EDEN CT. TAX SCHEDULE NO. 2701-253-07-024  
SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1710  $\phi$   
FILING 7 BLK 3 LOT 24 SQ. FT. OF EXISTING BLDG(S) NONE  
(1) OWNER GARY D. DERUSH NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2609 MEANDER DR.  
(1) TELEPHONE 260-0057 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT GARY D. DERUSH USE OF EXISTING BLDGS NEW HOME  
(2) ADDRESS 609 MEANDER DR. DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 260-0057 SINGLE FAMILY

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-5 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Special Conditions \_\_\_\_\_  
Side 5' from PL Rear 25' from PL  
Maximum Height \_\_\_\_\_  
CENS.T. 16 T.ZONE 13 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 X Gary D. DeRush Date 12/29/95  
Department Approval Maria Rubideaux Date 12-29-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8848  
Utility Accounting [Signature] Date 12/29/95

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)

EDEN CT.

90.16'

2715 EDEN CT.

20'0"

ACCEPTED *MR 12-29-95*  
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.

46.20'

10' EASEMENT

N.

1720 SQ FT HOUSE

GARAGE

DRIVE

30'0"

25'0"

25'0"

12.57'

PROPOSED DRIVEWAY  
LOCATION OK.  
NO DRIVEWAY PERMIT  
REQUIRED.

*C. K. Kline*  
12-29-95

BL. 3 LOT 24 PHIN  
PARADISE HILLS

TAX# 701-253-07-C

100.03'

SCALE 1"=10'0"