

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

BLDG PERMIT NO. 52462

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

2023-3090-01



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2676 E. YUCATAN CT. TAX SCHEDULE NO. 2701-264-28-001  
SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600  
FILING 7 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) —  
(1) OWNER GREGORY J. TOFT NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2416 HIDDEN VALLEY DR #2 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 243-1551 USE OF EXISTING BLDGS —  
(2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: BUILD  
(2) ADDRESS \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ SINGLE FAMILY HOUSE

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  
Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
or easements  
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 Gregory J. Toft Date 6/8/95

Department Approval Ronnie Edwards Date 6/8/95

Additional water and/or sewer tap fee(s) are required: YES 750.00  NO \_\_\_\_\_ W/O No. 8378 S/F

Utility Accounting Mellie Fowler Date 6-9-95

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)

93.14

ACCEPTED *Ronnie 4/8/95*  
ANY CHANGE PERIODICALLY MUST BE  
APPROVED BY THE COUNTY ENGINEER  
DEPT. OF PUBLIC WORKS.  
RESPONSIBLE TO PROPERLY  
LOCATE AND IDENTIFY EXISTENTS  
AND PROPERTY LINES.

50.00

30'

26'

7'

100.00

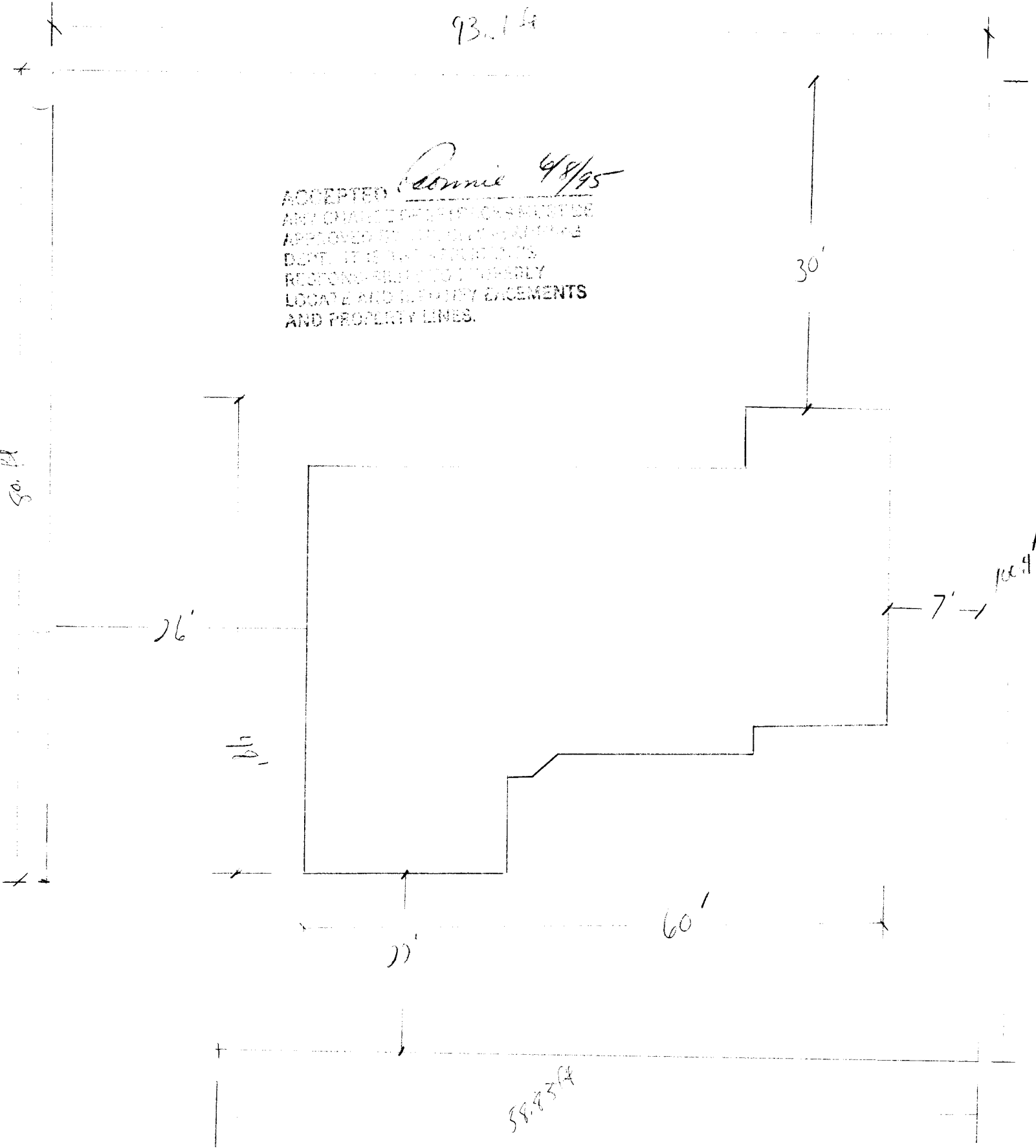
40'

20'

60'

58.43

2676 E. Yucca St



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

BLDG PERMIT NO. 52462

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

2023-3090-01



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2696 E. YUCATAN CT. TAX SCHEDULE NO. 2701-264-28-001

SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600

FILING 7 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER GREGORY J. TOFT NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2416 HIDDEN VALLEY DR #2

(1) TELEPHONE 243-1551 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME AS ABOVE USE OF EXISTING BLDGS —

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Build

(2) TELEPHONE \_\_\_\_\_ SINGLE FAMILY HOUSE

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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

or easements 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 [Signature] Date 6/8/95

Department Approval [Signature] Date 6/8/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 750.00 8378 S/F

Utility Accounting [Signature] Date 6-9-95

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)

93.61 ft

ACCEPTED Ronnie 4/8/95  
ANY CHANGE OR REVISIONS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO CORRECTLY  
LOCATE AND IDENTIFY ENCUMBRANCES  
AND PROPERTY LINES.

80.4'

30'

26'

7'

100.4'

84'

22'

60'

59.85 ft

2696 E. YUCATAN CT