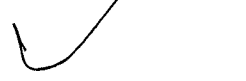


FEE \$ 10.00
TCP \$ 425.00

BLDG PERMIT NO. 52259

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



3023-3100-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2698 E YUCATAN TAX SCHEDULE NO. 2701-264-28-002
SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1730
FILING 7 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER GARY D. DeRUSH NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 609 MENNOR DR.
(1) TELEPHONE 260-0057 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS NONE
(2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE " 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 RSE-5 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
Side 5' from PL Rear 25' from PL Special Conditions _____
Maximum Height 32'
CENS.T. 14 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).

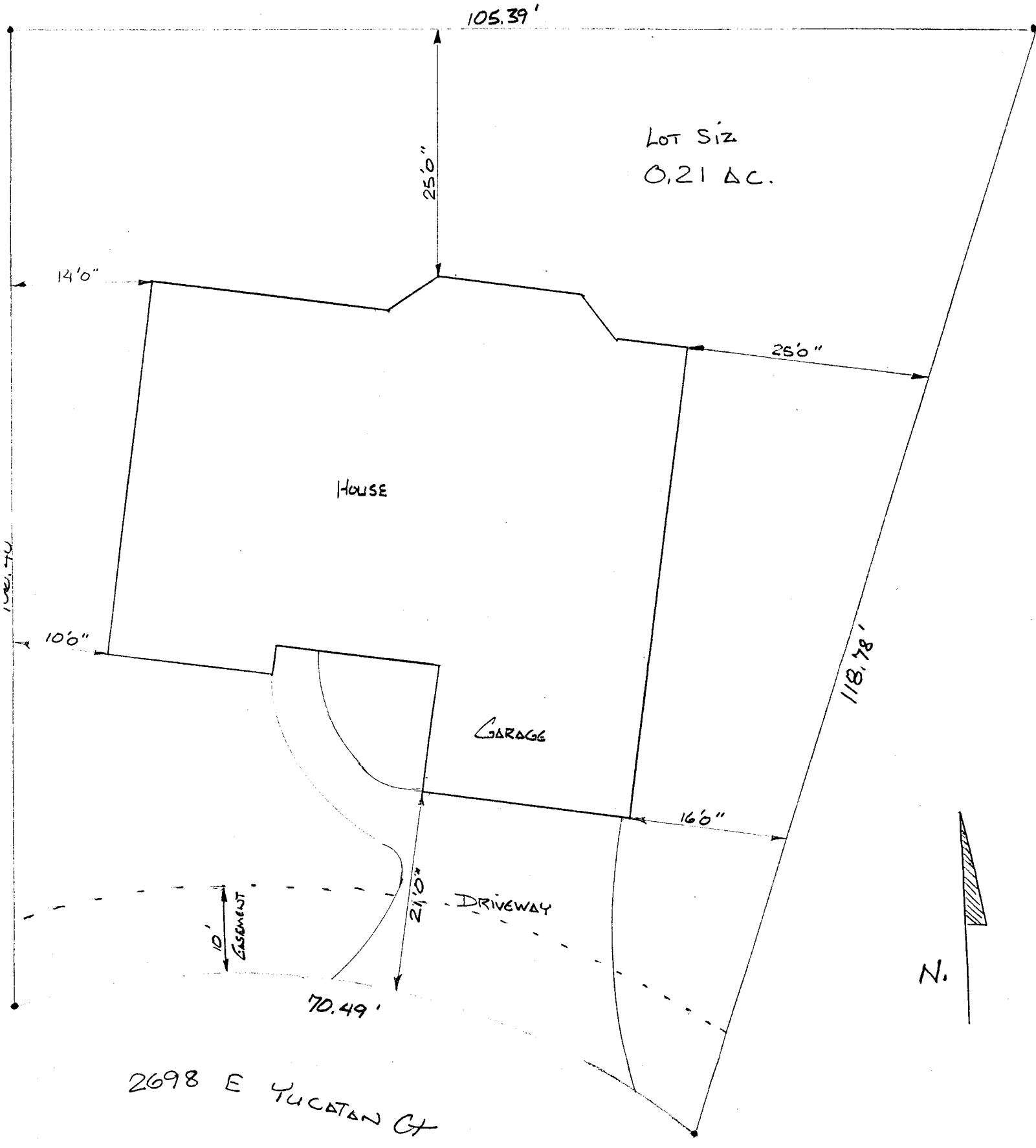
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gary D. DeRush Date 5/24/95
Department Approval Marcia Rabideaux Date 5-24-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8327 S/F
Utility Accounting Mellie Fowler Date 5-24-95

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)



2698 E YUCATAN CT

ACCEPTED ME 5-24-95
 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.

Tax # 2701-264-28-002