

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

BLDG PERMIT NO. 53397

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

3023-3060-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2690 W - YUCATAN Cir. TAX SCHEDULE NO. 2701-264-26-003  
 SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1870  
 FILING 7 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER JAMES HAUGER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 643 Laurelale Dr. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434-2381 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ NEW home - S/F

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 R8F-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 \_\_\_\_\_  
 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 9-11-95  
 Department Approval [Signature] Date 9-11-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. S/F. 8597  
 Utility Accounting Miller Joubert Date 9-11-95

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)

2690

2680 Yucatan Court W.  
Grand Junction, Co 81506

Scale: 1" = 20'

Lot 3, Block 1, Filing 7  
Paradise Hills

ACCEPTED *Ronnie 9/11/95*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY BASEMENTS AND PROPERTY LINES.

