

FEE \$ 10.00

BLDG PERMIT NO. 51261

TCP # 425.00

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2694 W. YUKATAN CT. TAX SCHEDULE NO. 2701-264-26-001
 SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1745
 FILING 7 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER GARY D. DE RUSH NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 609 MEANDER DR. NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 2600057 USE OF EXISTING BLDGS SINGLE FAMILY
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS "
 (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 RSF-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 _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' 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).

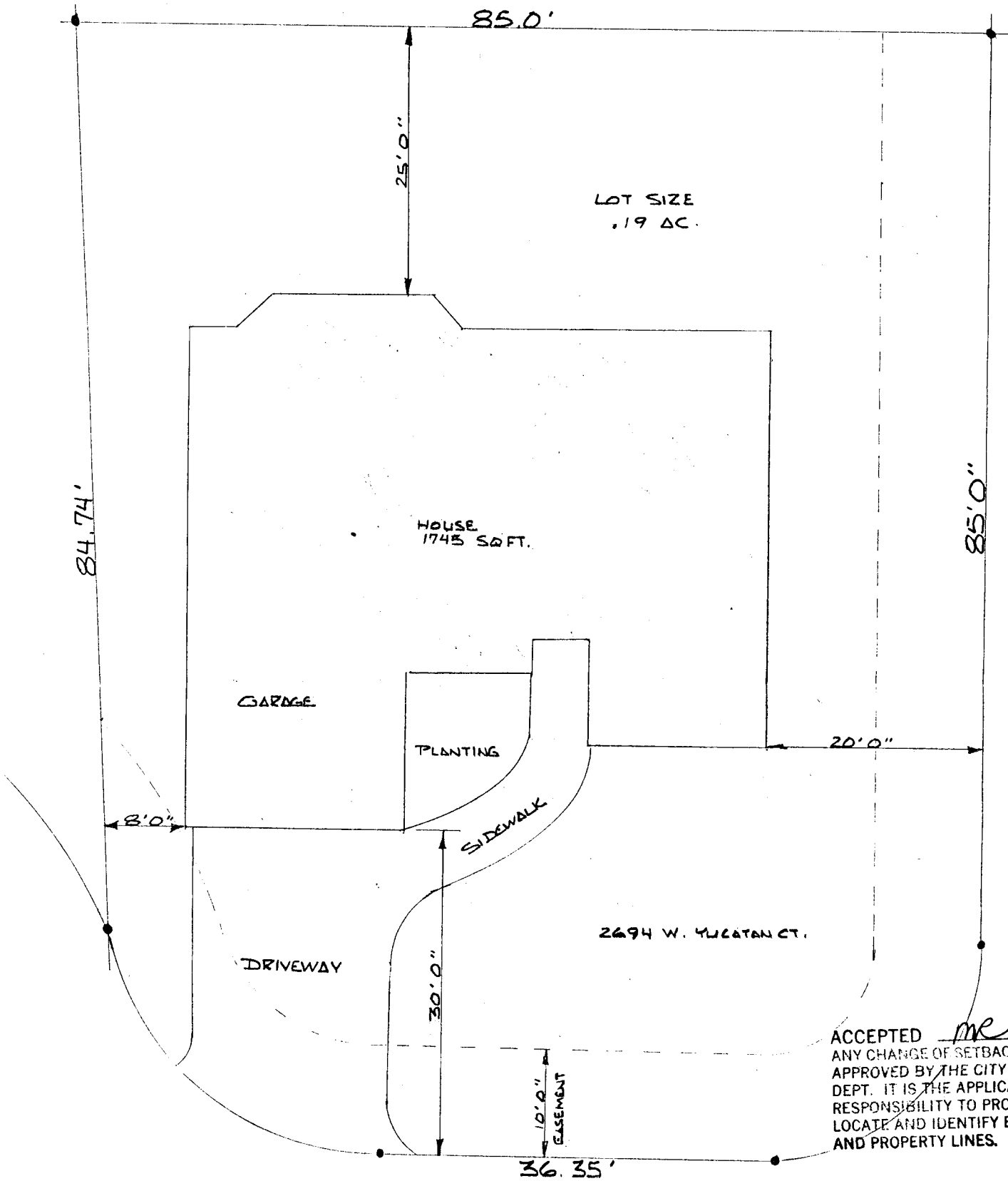
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Gary D. DeRush Date 2/27/95
 Department Approval Marsha Bateman Date 2-27-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8141 S/F
 Utility Accounting Miller Fowler Date 2-27-95

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)



LOT SIZE
.19 AC.

HOUSE
1745 SQ FT.

GARAGE

PLANTING

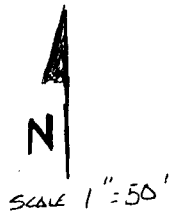
SIDEWALK

DRIVEWAY

2694 W. YUCATAN CT.

ACCEPTED *me* 2-27-95
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.

2694 WEST YUCATAN CT.



PLOT PLAN
SCALE 1" = 10'

L'ANALIZADA