

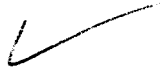
FEE \$ 10.00
TCP \$ 425.00

BLDG PERMIT NO. 55317

302330-10-01

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2692 W YUCATAN CT. TAX SCHEDULE NO. 2701-264-26-002
 SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3200 ±
 FILING 7 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER JAMES K & THERESA M. STODDARD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1925 N. 4TH
 (1) TELEPHONE (970) 241-0235 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS N/A
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ NEW RESIDENTIAL CONST. (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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENS.T. 110 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).

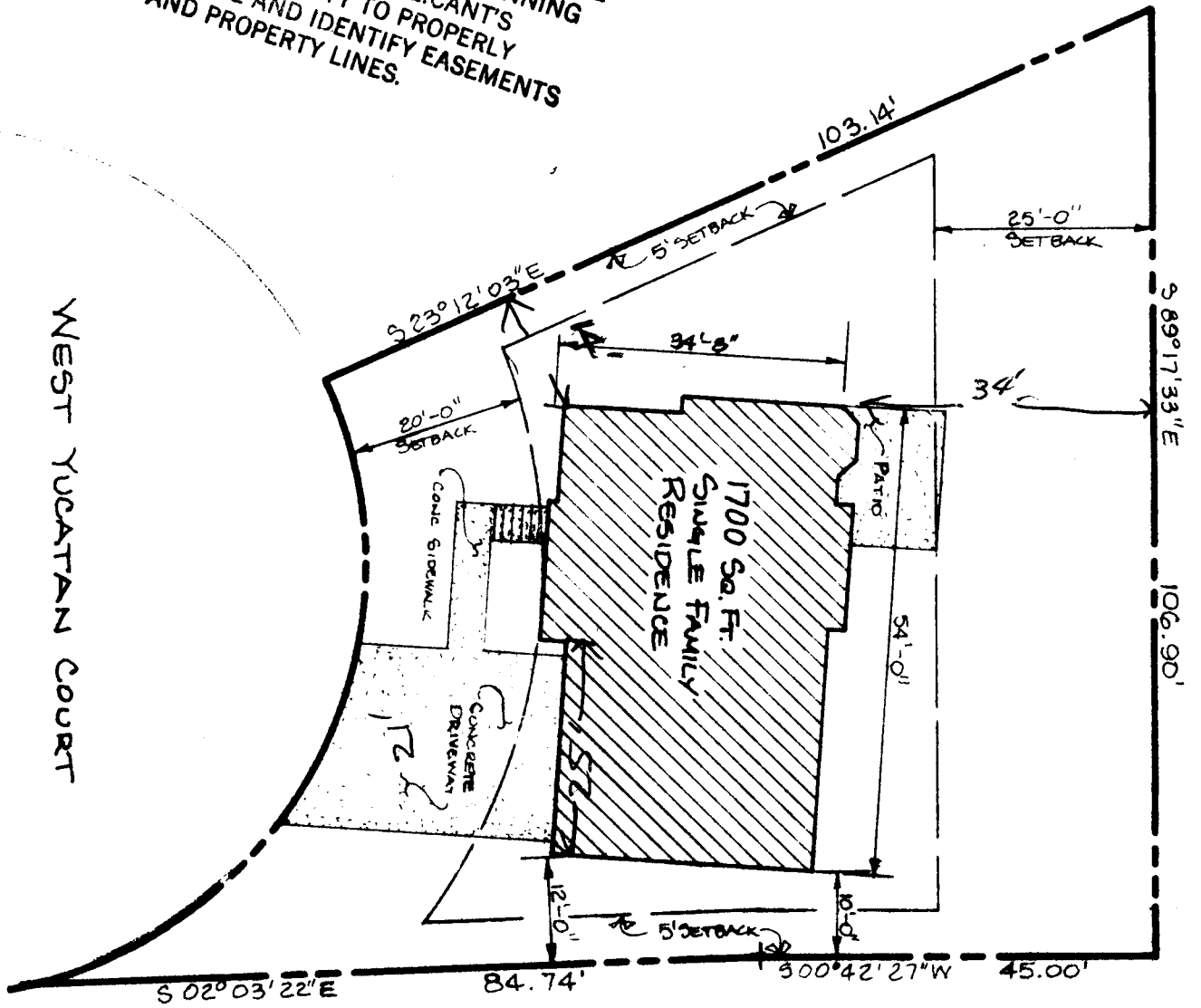
Applicant Signature James K Stoddard Date 3-6-96
 Department Approval Ronnie Edwards Date 3/6/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8998 SF
 Utility Accounting CM Cole Date 2/6/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

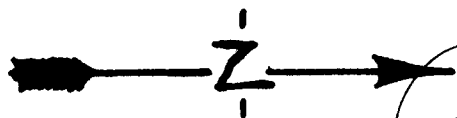
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *3/6/96*
 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.



2692 WEST YUCATAN COURT
 LOT TWO, BLOCK ONE
 PARADISE HILLS
 SUBDIVISION
 FILING NO. 4

DRIVEWAY
 LOCATION CK
J. P. [Signature]
 3-5-96



LOT PLAN
 SCALE: 1"=20'

RET