

FEE \$	10 ⁰⁰
TCP \$	425 ⁰⁰
SIF \$	0



BLDG PERMIT NO. 10503

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2717 E YUCATAN TAX SCHEDULE NO. 2701 253 07 035
 SUBDIVISION PARADISE HILLS N SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1762
 FILING 7 BLK 3 LOT 35 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER NYDAM KEN & JUDY NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2717 E YUCATAN NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE #241 USE OF EXISTING BLDGS NEW HOME -0
 (2) APPLICANT NYDAM KEN & JUDY DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 3370 Beachwood St. Residential 3rd floor Bear garage
 (2) TELEPHONE GJ CO 81506

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 45 from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height 32' CENSUS 16 TRAFFIC 13 ANNEX# _____

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).

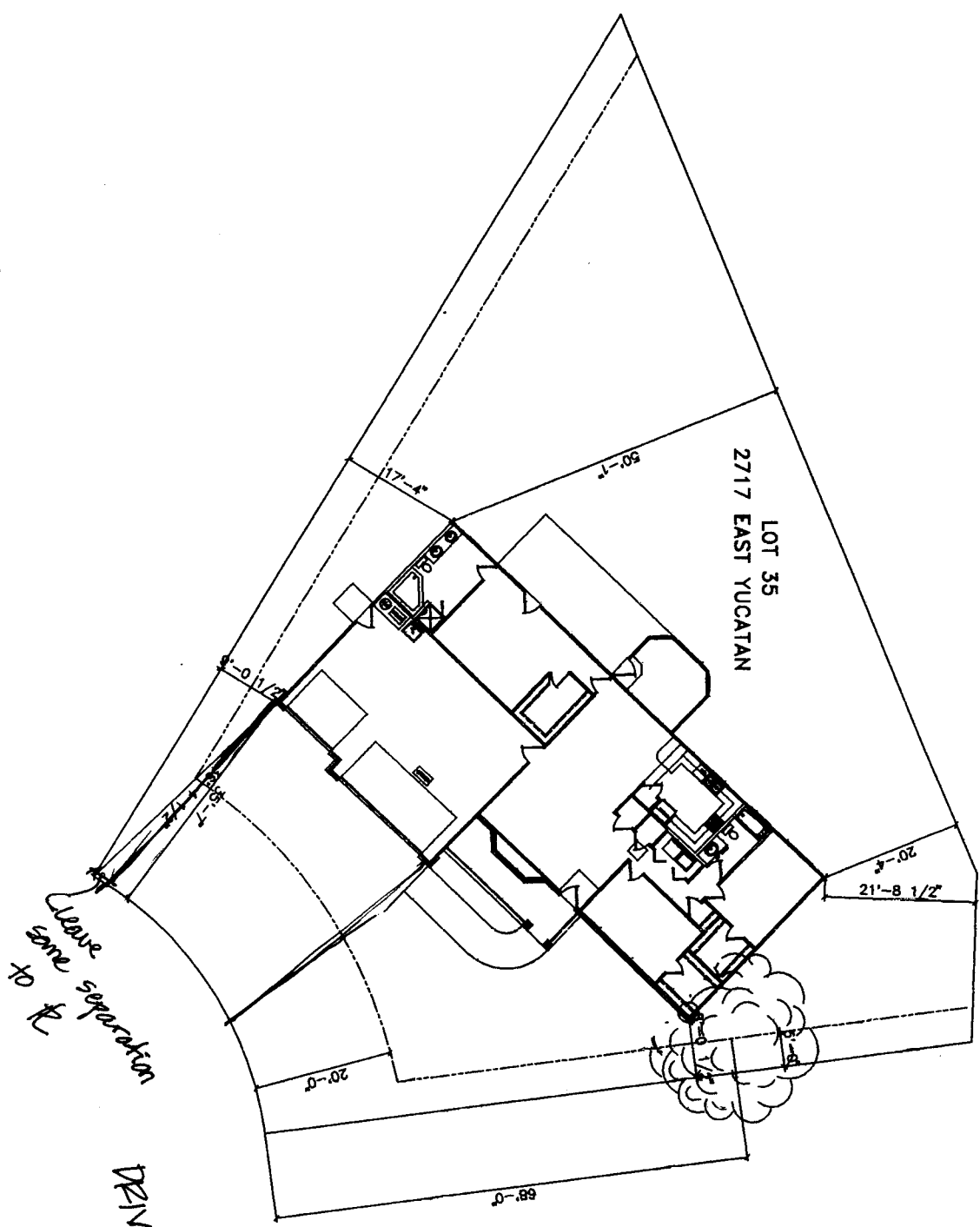
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Judith M. Nydam Date 8-11-97
 Department Approval Severino J. Costello Date 9-9-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #10536
 Utility Accounting Christina Date 9-9-97

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)



PLOT PLAN
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

Please separation to the

*DEMENTRI
 DEPTON O.K.
 W. Cooper
 8/25/17*

ACCEPTED 509-9-97
 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.