

FEE \$ 107
 TCP \$ 425-

BLDG PERMIT NO. 64489

Q: when ready \$435⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2709 E. YUCATAN Ct TAX SCHEDULE NO. 2101-253-07-039
 SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1684 sq ft
 FILING 7 BLK 3 LOT 39 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER TML ENTERPRISES NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS PO Box 2401 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 248-9815 USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE
 (2) APPLICANT THOMAS M. LA DUKE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS PO Box 2401 SINGLE FAMILY RESIDENCE
 (2) TELEPHONE 248-7815
260-0485-cell

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 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 Thomas M. LaDuke Date 2/2/98

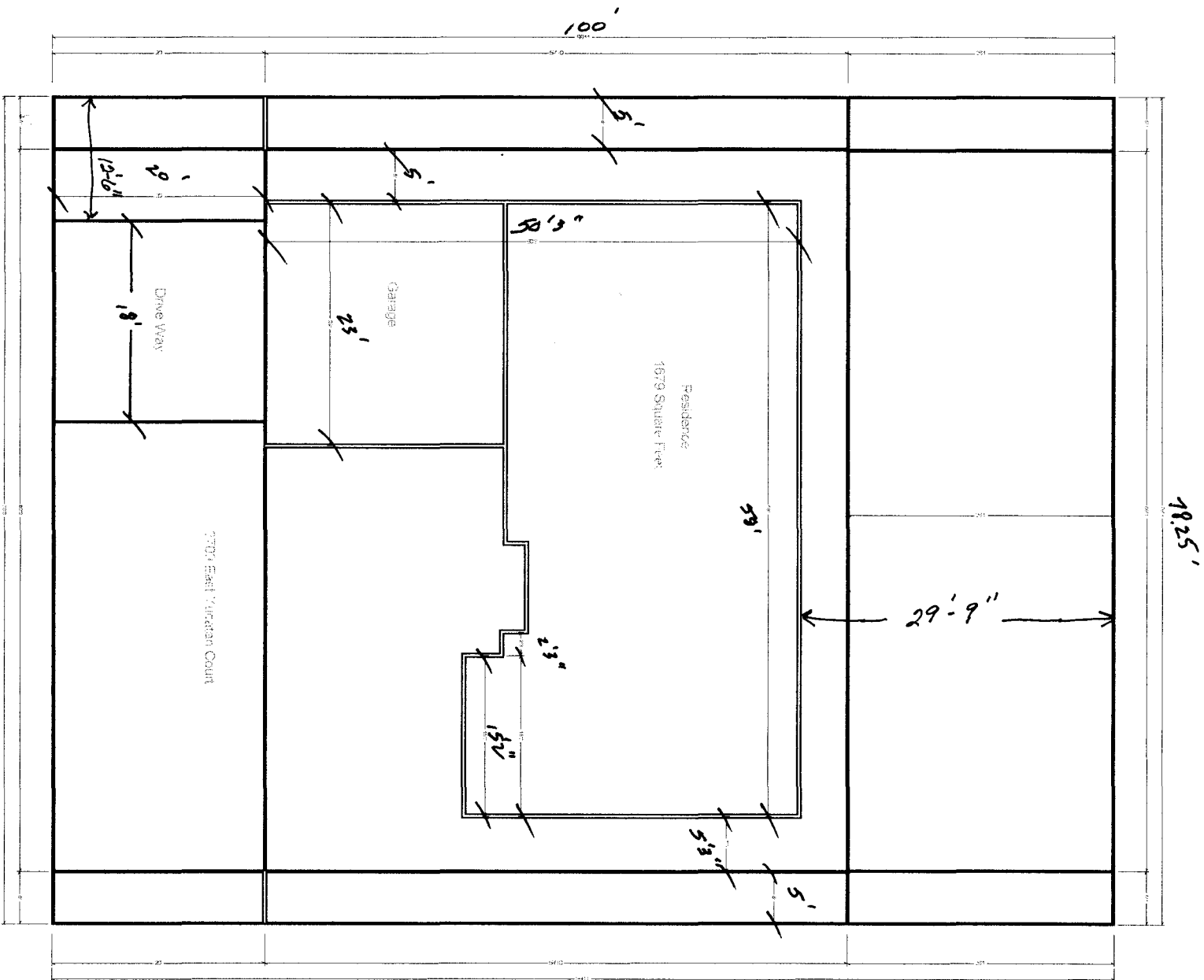
Department Approval Ronnie Edwards Date 3/26/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11097

Utility Accounting James [Signature] Date 3/26/98

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 *Ronnie 3/26/98*
 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.

DRIVEWAY LOCATION OK.
W. Ashlock 3/26/98

East Jordan Court