

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

BLDG PERMIT NO. 05088

SIF   

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2713 E. YUCATAN CT TAX SCHEDULE NO. 2701-253-07-037

SUBDIVISION PARADISE HILLS NORTH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1769 ~~sq~~

FILING 7 BLK 3 LOT 37 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER TML ENTERPRISES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2401, GR, JCT CO NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-9815 USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE

(2) APPLICANT TML ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY RESIDENCE

(2) ADDRESS Box 2401 GR JCT CO

(2) TELEPHONE 248-9815

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 4 1/2' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS TRACT 14 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. Larkin Date 5-4-98

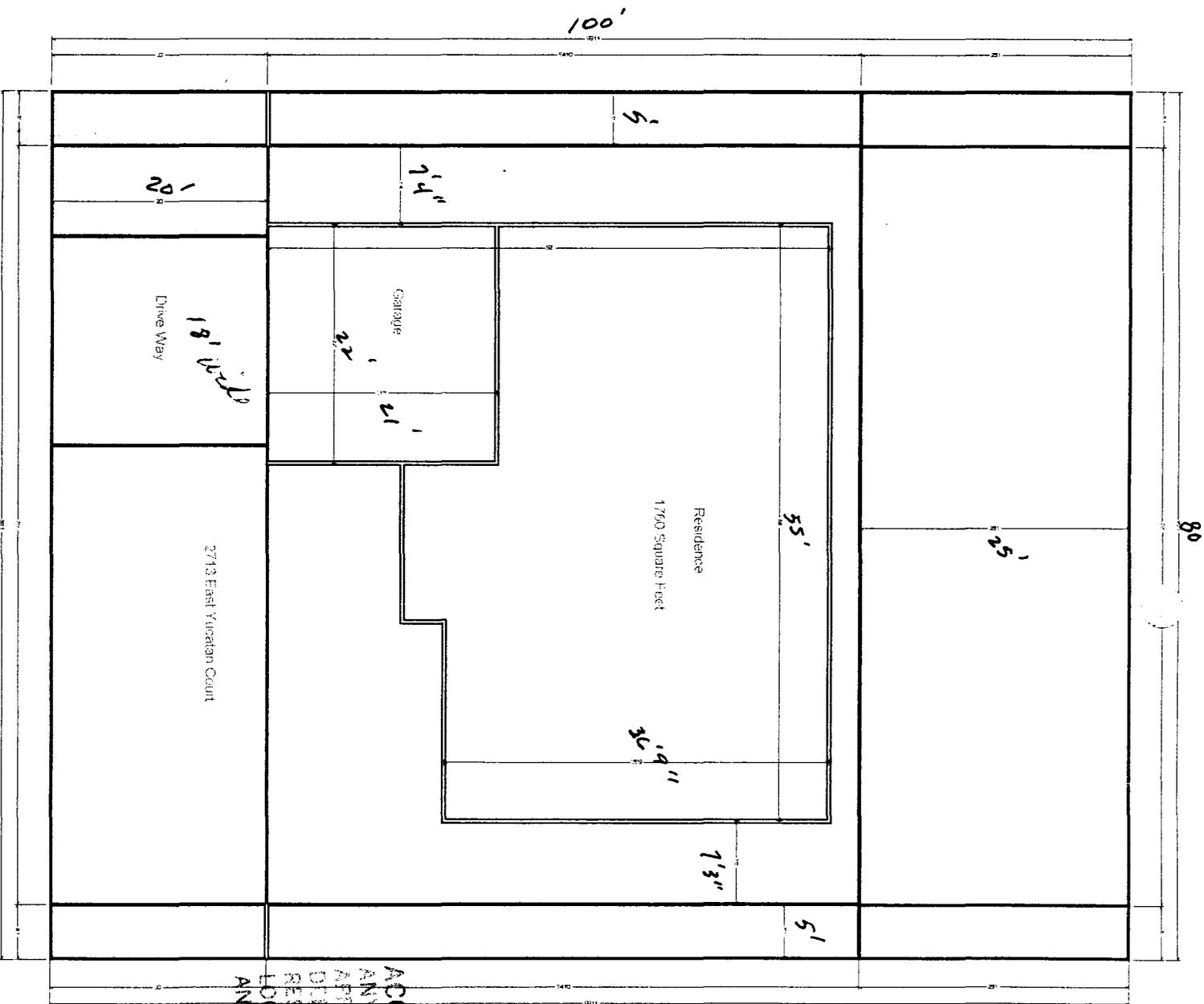
Department Approval Ronnie Edwards Date 5-5-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11268

Utility Accounting Debra Hofer Date 5/5/98

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)



NORTH  
↑

PERMITS LOCATION OK.  
By Ashbrook 5/4/98

ACCEPTED *[Signature]* 5/5/98  
 ANY CHANGE OF STACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.