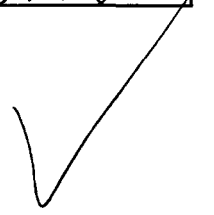


FEE \$ 10.00
TCP \$ 425.00

BLDG PERMIT NO. 51785

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



3023-3200-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 846 E. Yucatan TAX SCHEDULE NO. Z701-253-07-012
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S) ADDITION 2001
 FILING 7 BLK 3 LOT 12 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER R. Dossy NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 690 29th Rd.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-2300
 USE OF EXISTING BLDGS Res.
 (2) APPLICANT Sonae
 DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ Residential 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 _____
 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 _____
 CENS.T. 16 T.ZONE 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 R. Dossy Date 4-17-95

Department Approval Marcia Pabideany Date 4-17-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8245-S/F

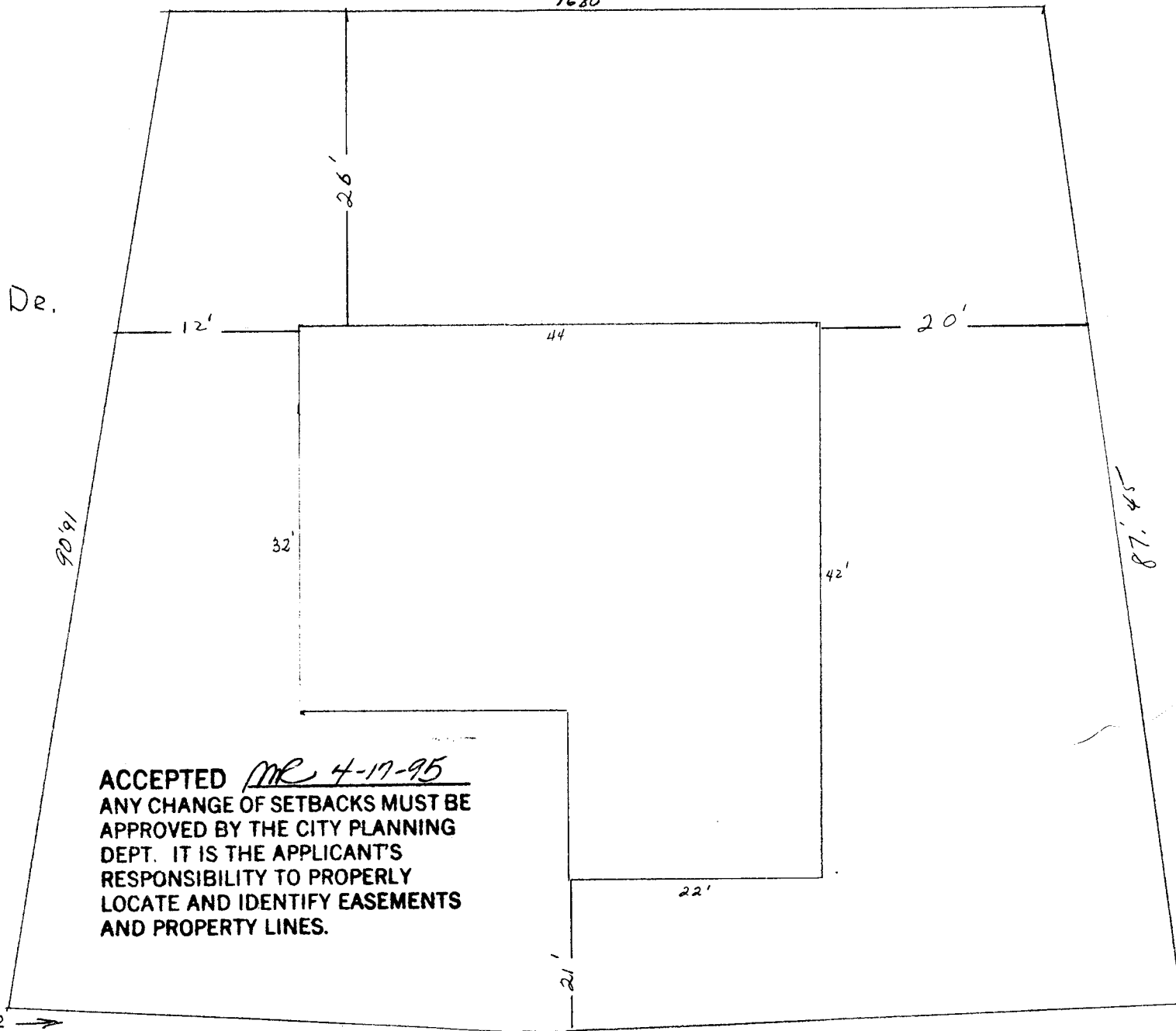
Utility Accounting Millie Fowler Date 4-17-95

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)

Lot-12
Bl. - 3
PARADISE HILL
Filing 7

846 E. YUCATAN DR.



ACCEPTED MC 4-17-95
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.

← YUCATAN DR →