

FEE \$ 10 -
TCP \$ 425 -

BLDG PERMIT NO. 55322

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



3023-3530-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2697 E Yucatan TAX SCHEDULE NO. 0701-264-27-002
SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1493~~
FILING 7 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA
(1) OWNER The Reiner Company NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 104 Orchard Ave
(1) TELEPHONE 241-5055 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT James USE OF EXISTING BLDGS NA
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ New residence - 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 RSE-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 _____
CENS.T. 16 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).

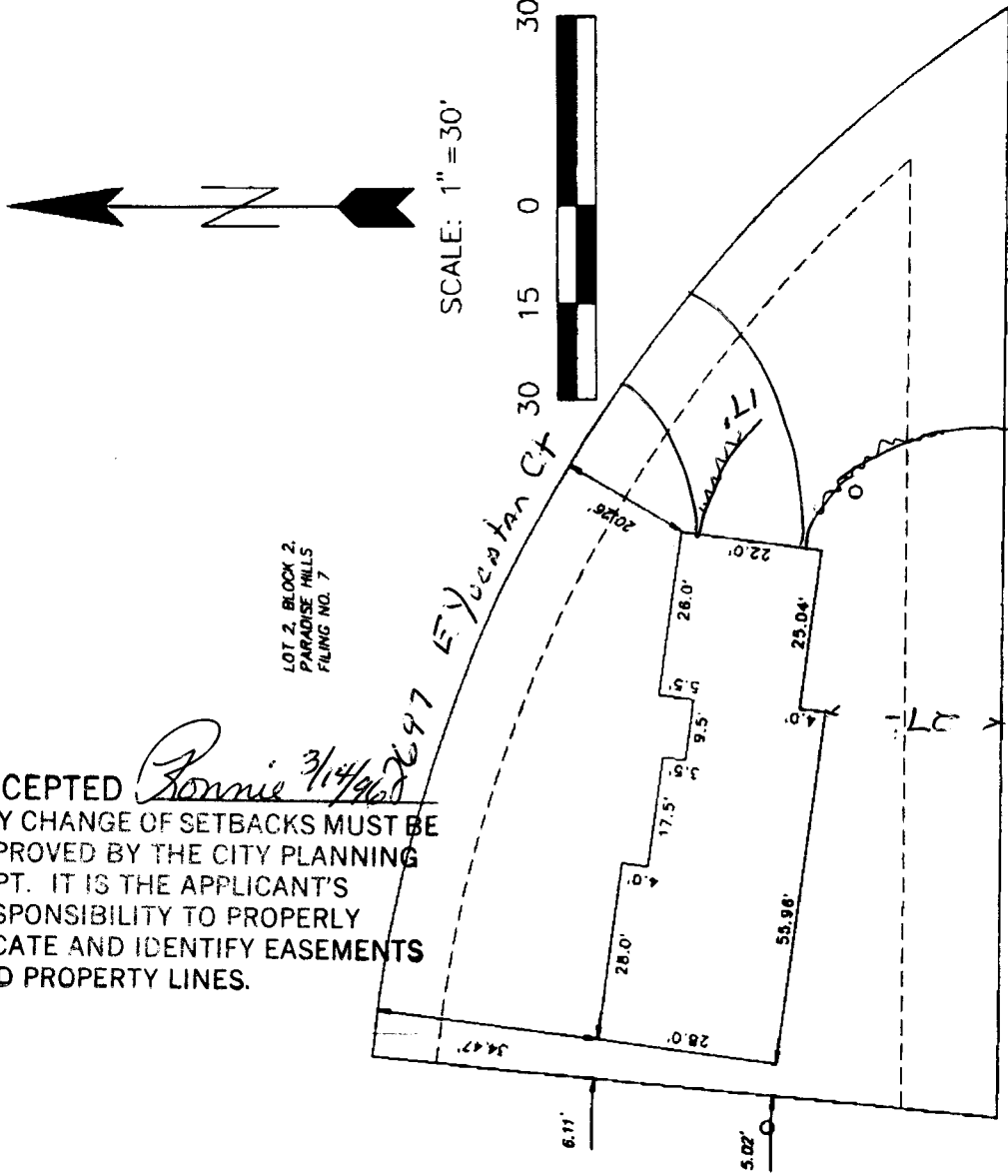
Applicant Signature Kenya S. Reiner Date 3/13/96
Department Approval Ronnie Edwards Date 3/14/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9020-S/F

Utility Accounting Wendy Fowler Date 3-14-96

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)



LOT 2, BLOCK 2,
PARADISE HILLS
FILING NO. 7

2697 E Yuccatan Ct

ACCEPTED *Ronnie 3/14/96*
 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.

DRIVEWAY
 LOCATION OK
J. K. Kester
 3-14-96