

FEE \$ 10.00  
TCP \$ 425.00

BLDG PERMIT NO. 60062

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 835 Yocatan Ct. TAX SCHEDULE NO. 270 253 07 041  
SUBDIVISION Paradise hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1977  
FILING 7 BLK 3 LOT 41 SQ. FT. OF EXISTING BLDG(S) NA  
(1) OWNER Rob & Martha Griffin NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS P.O. Box 60005, G.J. 81506 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT ROB GRIFFIN USE OF EXISTING BLDGS NA  
(2) ADDRESS P.O. BOX 60005, G.J., 81506 DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE (970) 245-1041 Single Family Residence

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 35%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 45' from center of ROW, whichever is greater  
Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height 32' 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 Rob Griffin Date 4/22/97  
Department Approval Marcia Rabideaux Date 4-30-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10130

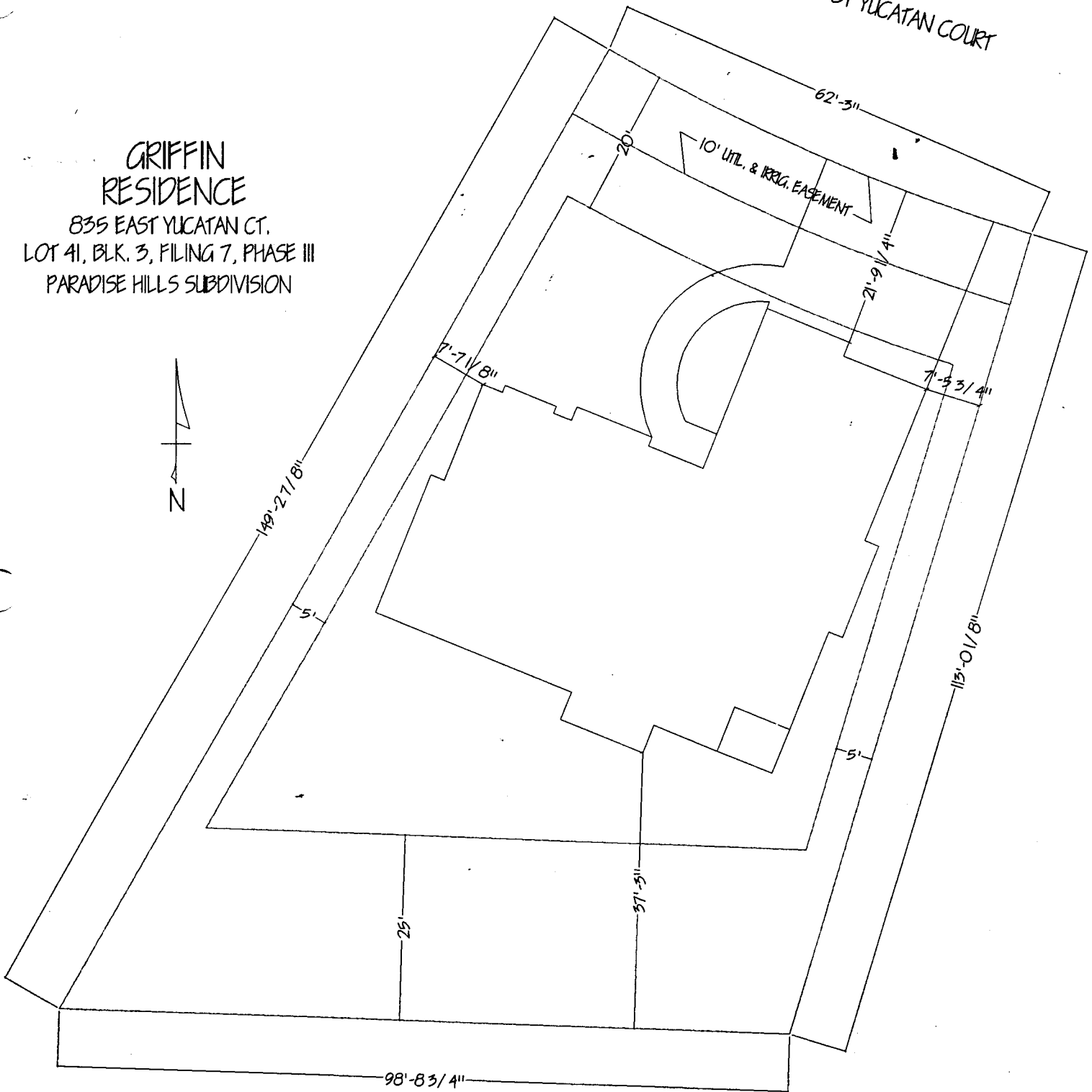
Utility Accounting Attendant Date 4-30-97

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)

EAST YUCATAN COURT

GRIFFIN  
RESIDENCE  
835 EAST YUCATAN CT.  
LOT 41, BLK. 3, FILING 7, PHASE III  
PARADISE HILLS SUBDIVISION



ACCEPTED MR 4-29-97  
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.

Driveway location OK.  
K.L. Clendick 9/22/97