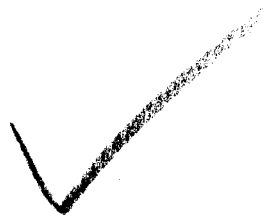


FEE \$ 10⁰⁰
TCP \$ 425⁰⁰

BLDG PERMIT NO. 59298

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2712 Yucatan Ct TAX SCHEDULE NO. 2701-253-07-030
SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500 sf. + garage
FILING 7 BLK 3 LOT 30 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Tyson Shults NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2970 Oxbow Rd. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 260-7769 USE OF EXISTING BLDGS _____
(2) APPLICANT Roy Shults DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 2004 N. 12th St.
(2) TELEPHONE 243-1052 / 260-8080 Single unit house

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 3570
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' 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 Tyson Shults Date 2-27-97
Department Approval Santa Costello Date 3/10/97

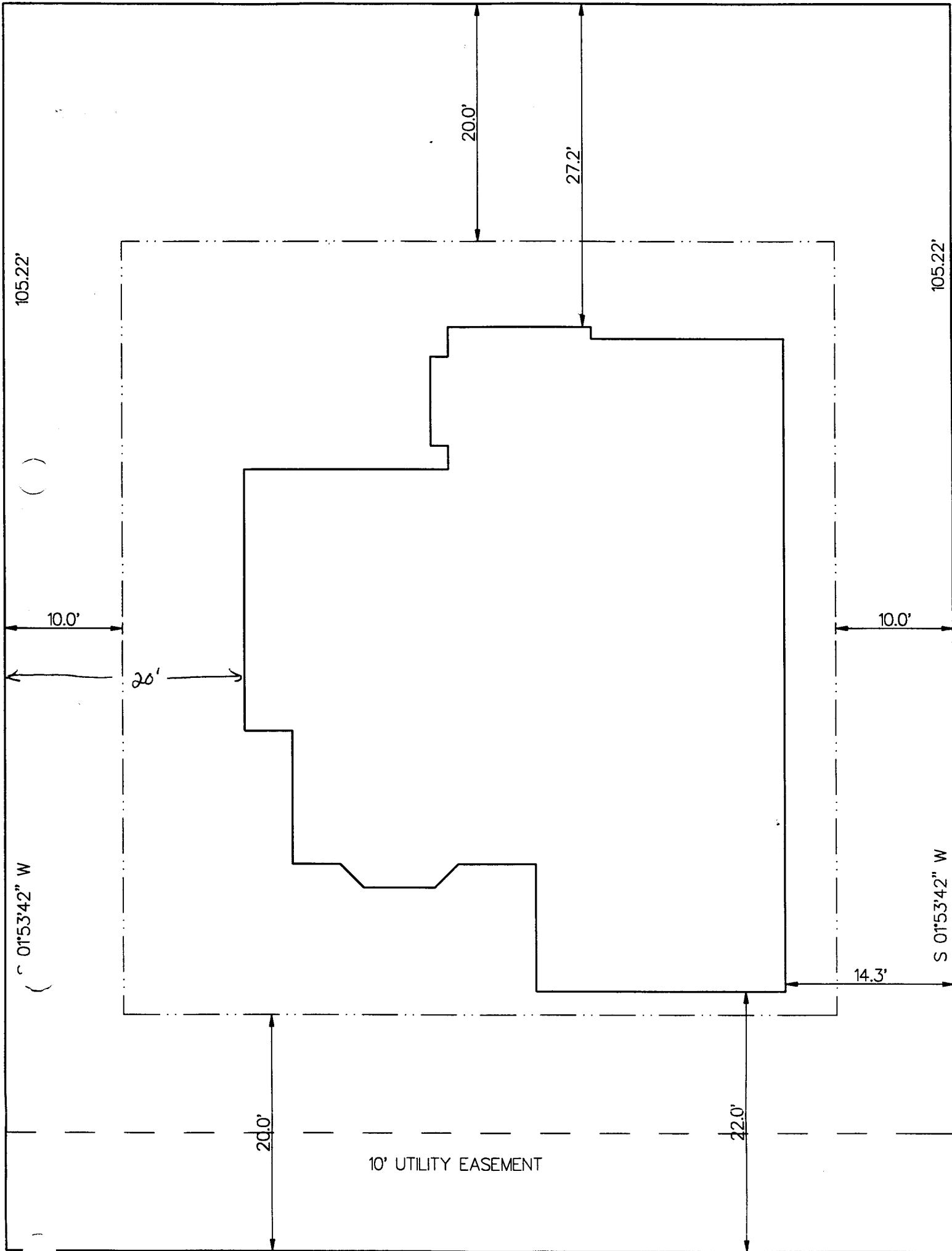
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9954
Utility Accounting Patricia Adams Date 3-10-97

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)

S 88°06'18" E

80.00'



S 88°06'18" E

80.00'

ACCEPTED SLC 3/10/97
 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.

YUCATAN COURT

Drusany
 LOCATION OK
Jo Rinto
 3/3-97

S 88°06'18" E

80.00'

Revised
ACCEPTED *SLC 3/20/97*
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.

20.0'

27.2'

105.22'

105.22'

10.0'

10.0'

20'4"

S 01°53'42" W

S 01°53'42" W

17'

20.0'

22.0'

10' UTILITY EASEMENT

S 88°06'18" E

80.00'

~~ACCEPTED *SLC 3/10/97*~~
~~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.~~

YUCATAN COURT

DRIVEWAY
LOCATION OK
Jo Plinto
3/3-97