

FEE \$	10.00
TCP \$	425.00
SIF \$	425.00



BLDG PERMIT NO. 05013

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2710 E Yucatan Ct. TAX SCHEDULE NO. ~~2010~~ 2701-253-07-029

SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 7 BLK 3 LOT 29 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Karen ~~Rose~~ Ribby NO. OF DWELLING UNITS
James Scarfino and BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2215 Driftwood Ln. NO. OF BLDGS ON PARCEL
G.S. CO. 81503 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 257-7427 USE OF EXISTING BLDGS —

(2) APPLICANT Clarence Schroed DESCRIPTION OF WORK AND INTENDED USE:
4212 57 1/2 rd. G.S. CO. 81506 Single Family Residence

(2) TELEPHONE (970) 244-8585

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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't 2
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' CENSUS 16 TRAFFIC 13 ANNX# _____

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 Clarence Schroed Date April 29 1998

Department Approval Justin Costello Date 4-30-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11242

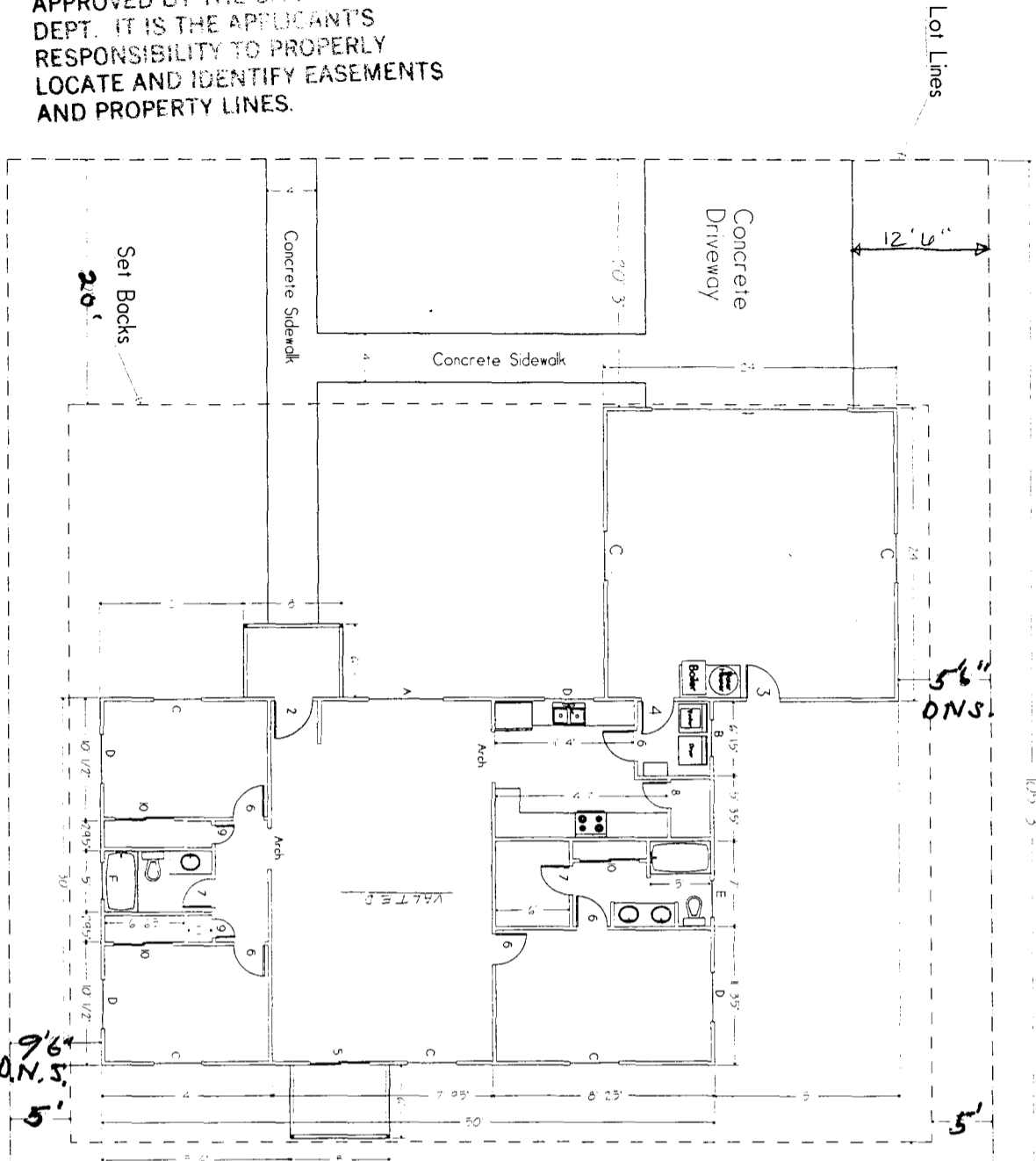
Utility Accounting J. Adams Date 4-30-98

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)

ACCEPTED SLC 4-30-98

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.



DOOR AND WINDOW SCHEDULE	
KEY	DESCRIPTION
A	6'0" x 4'0" XOX DM GLD VHD
B	3'0" x 3'0" DM GLD VHD SLD
C	4'0" x 4'0" DM GLD VHD SLD
D	4'0" x 3'0" DM GLD VHD SLD
E	3'0" x 4'0" DM GLD TYPED OTHER VHD SLD
F	3'0" x 1'6" DM GLD VHD SLD
1	1/2'0" x 7'0" Steel Insulated Overhead VHD Opener
2	3'0" x 6'8" Steel Insulated "No. Front
3	2'8" x 6'8" Steel Insulated "No. Front
4	2'8" x 6'8" "No. Front Composite Fire Door
5	5'0" x 6'8" DM GLD VHD SLD
6	2'6" x 6'8" "No. Front Composite HIC
7	2'4" x 6'8" "No. Front Composite HIC
8	2'0" x 6'8" "No. Front Composite HIC
9	1'6" x 6'8" "No. Front Composite HIC
10	5'0" x 6'8" "No. Front Composite Hides Case Opener

PL01 PLAN
FLOOR PLAN
SCALE 1/4" = 1'

TRANEWAY LOCATION
OK - R. Richardson
4/29/98

Schrock Construction
Clarence Schrock
4212 27.5 Rd., Grand Jct., Co.
Phone 970 244-8585

James Searfino & Karen Bibby Residence
2710 E. Yucatan Ct., Grand Jct., Colo.
Paradise Hills Subdivision Filing 7 Block 3 lot29
Tax Schedule No. 2701-253-07-029
1500 Sq. Ft. Ranch 3 bedroom 2 Bath
576 Sq. Ft. Attached Garage

drawn by
ROD RICHARDSON
2 April 1998

Architectural Control Committee
Paradise Hills Subdivision
c/o Robert L. Bray
1015 7th Street North
Grand Junction, CO 81501

James W. Searfino & Karen Bibby
2215 Driftwood Lane
Grand Junction, CO 81503

Dear Jim & Karen:

The Architectural Control Committee has Approved and Accepted the plans and specifications for approval of exterior colors, site plan and square footage of home submitted by James Searfino & Karen L. Bibby for 2710 East Yucatan Ct. located in Paradise Hills Filing #7.

Signed & Approved this 9th day of April, 1998

by 