

FEE \$	10.00
TCP \$	425.00
SIF \$	



BLDG PERMIT NO. 65328

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2711 E. YACATAN CT TAX SCHEDULE NO. 2701-253-07-038
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400
 FILING 7 BLK _____ LOT 38 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER LGD Const. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2315 HALL NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-6471 USE OF EXISTING BLDGS S/F
 (2) APPLICANT LGD Const. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2315 HALL _____
 (2) TELEPHONE 243-6471 NEW S/F

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 RSE-5 Maximum coverage of lot by structures 35%
 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 32' CENSUS 16 TRAFFIC 14 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).

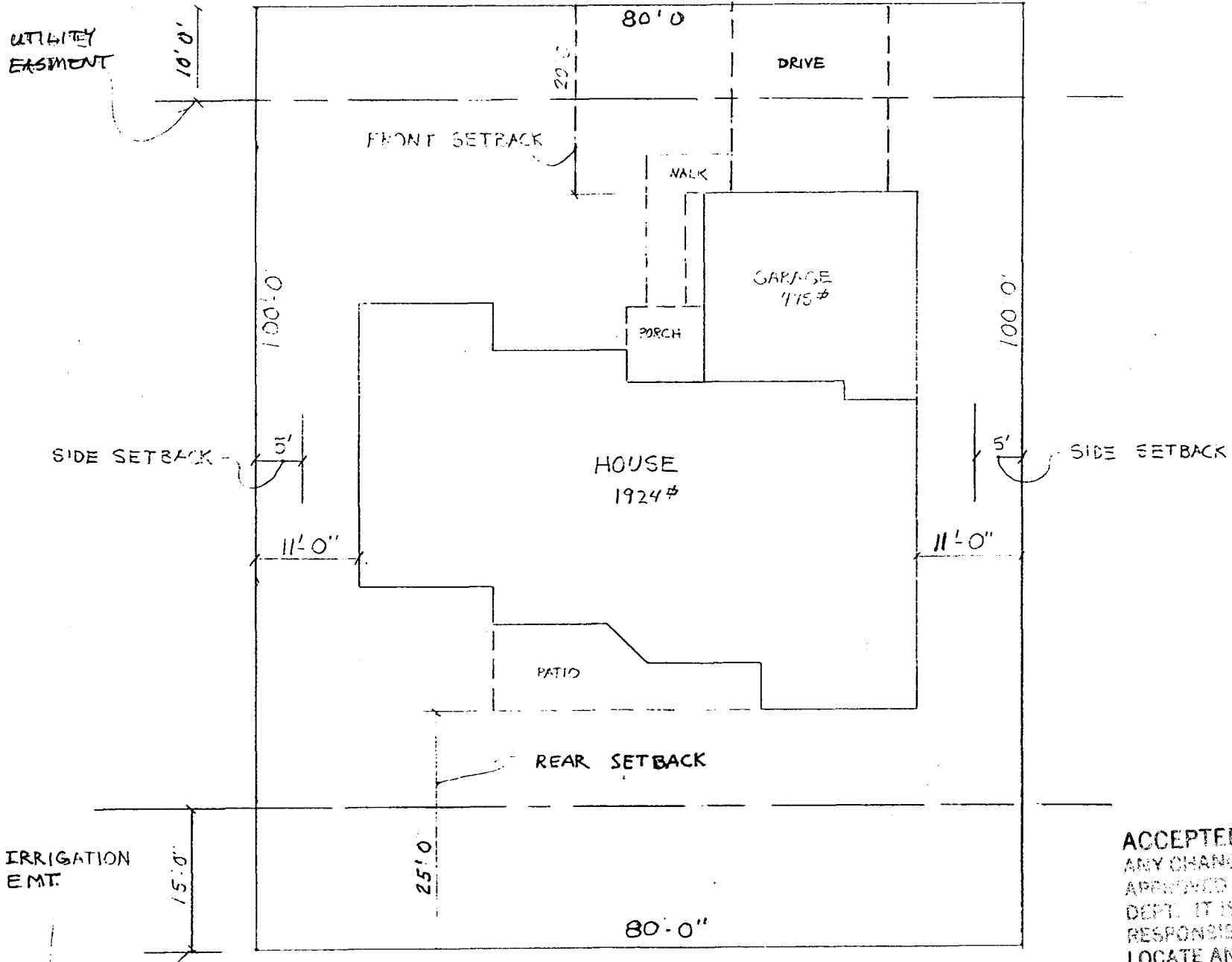
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-22-98
 Department Approval [Signature] Date 5-25-98
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11330
 Utility Accounting [Signature] Date 5-28-98

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)

EAST YUCATAN COURT



2711 E. YUCATAN
LOT 38
FILING-7
2701-253-07-038

PLOT PLAN

PERMITS LOCATION O.K.

ACCEPTED *XV 5-28-98*
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.

W. Arledge 9/26/98