

FEE \$ 10. —  
 TCP \$ 425. —  
 SIF \$     —



BLDG PERMIT NO 66715

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2714 E. Yucatan Ct TAX SCHEDULE NO. 2701.25<sup>3</sup>.07.031  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION House 2638  
 FILING 7 BLK 3 LOT 31 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Robert Puckett & Sullivan NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 623 Ox Bow Rd NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT owner USE OF EXISTING BLDGS ~~Personal Residence~~ NONE  
 (2) ADDRESS cell - 214.0478 DESCRIPTION OF WORK AND INTENDED USE: New Residence  
 (2) TELEPHONE 970-245-6870

**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'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 14 TRAFFIC 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 Bob Puckett Date 9-1-98  
 Department Approval K. Valdez Date 9-2-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11578

Utility Accounting CM Cole Date 9-2-98

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)

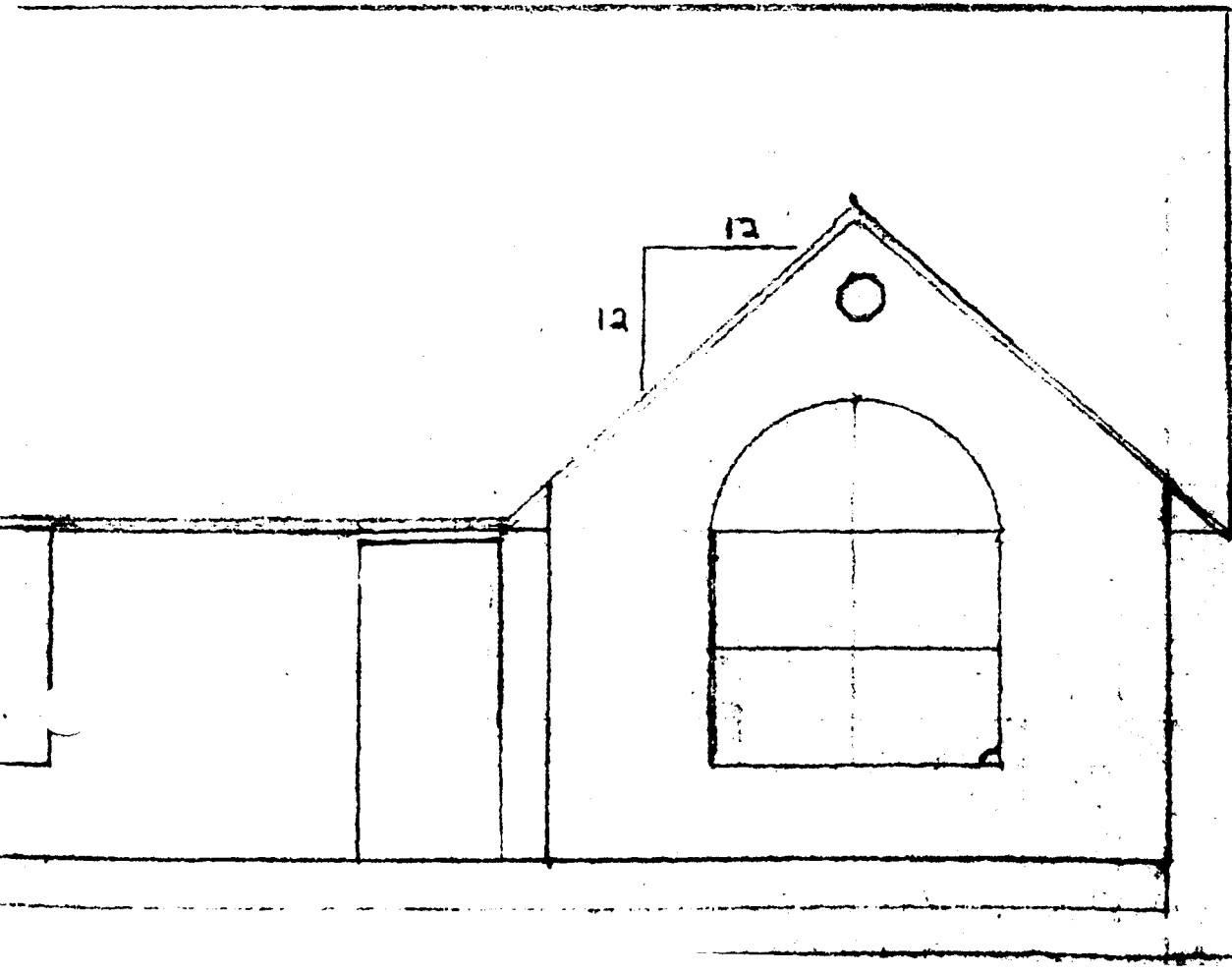
vation

Approved Phillips HOA #7 8/19/98  
/ACC -

- Shingle Old English New to Aztec Camp
- Grey siding
- White Trim

YG 8/19/98

Michael  
John  
Brentley



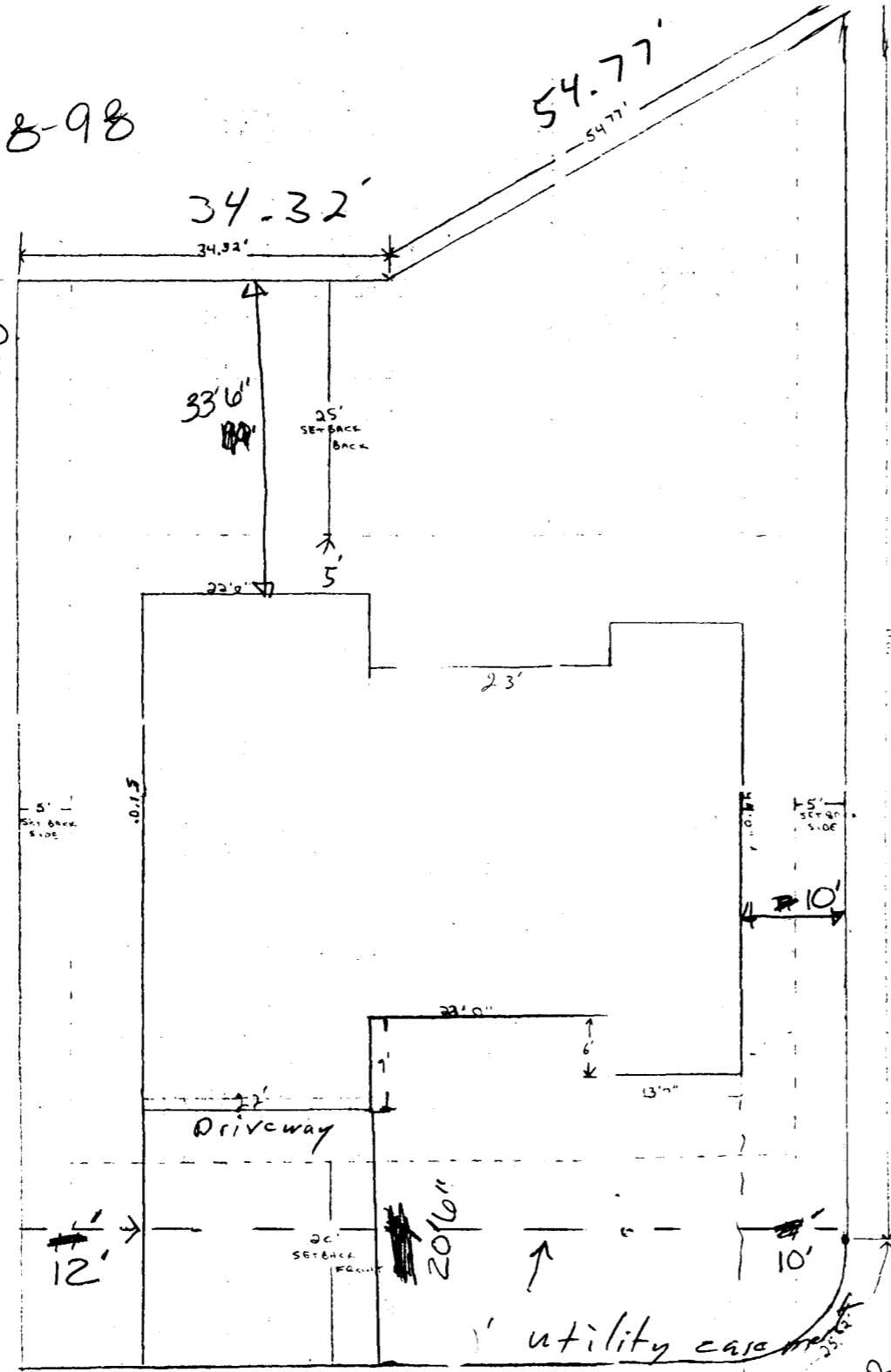


Revised KV 9-8-98

ACCEPTED ~~KV 9-2-98~~  
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.

Printed Name  
9-1-98

105.22'



2714

E. Yucatan

Bob Cuckett - Brenda Sullivan

245-6870

118.76'

25.62'

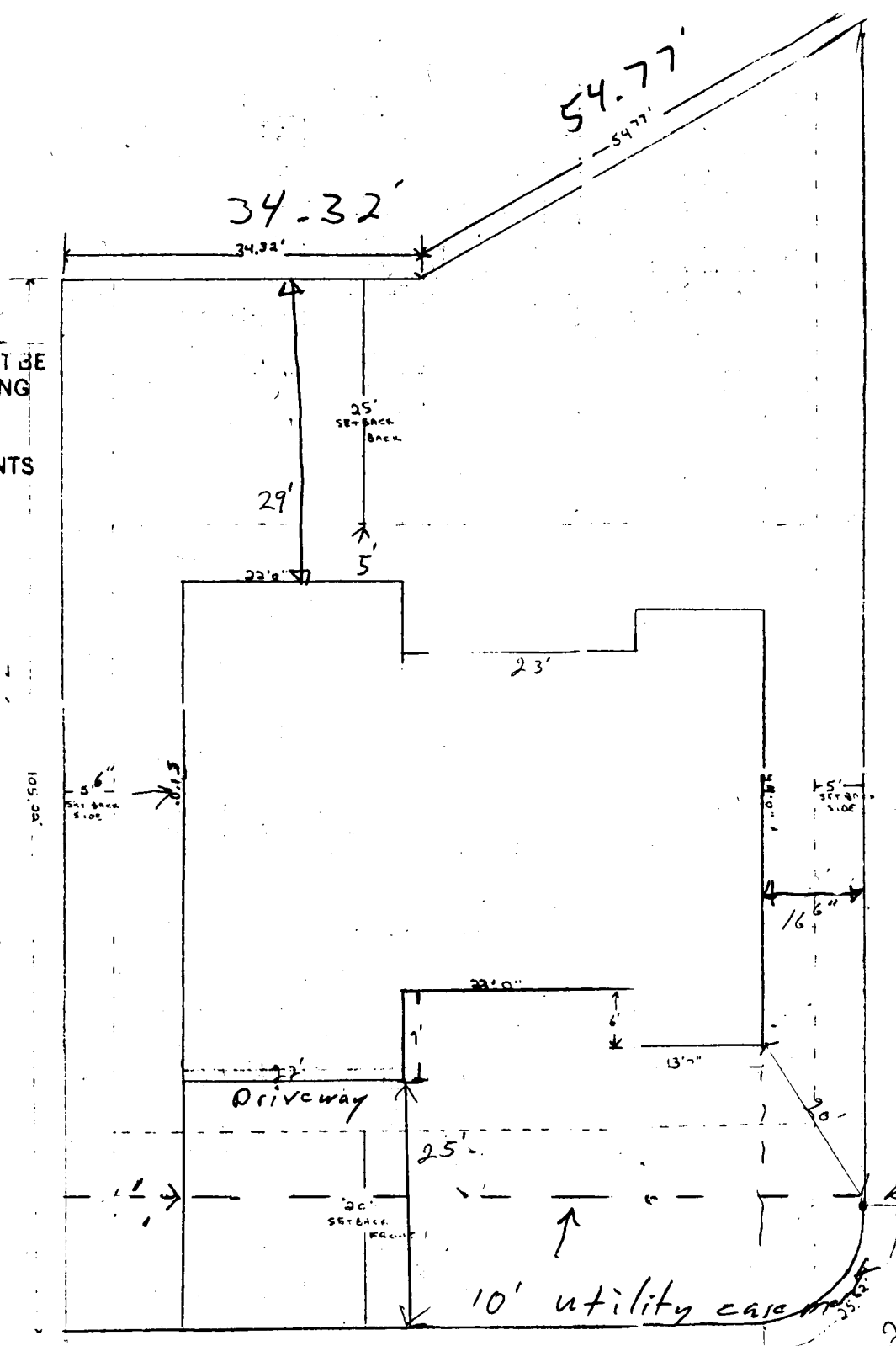
Revised KV

ACCEPTED 9-23-98  
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.

OK  
Dimitris Demos  
OK 9-23-98  
OK 9-23-98

105.22'

105.22'



2714

E. Yucatan

Bob Buckett - Break Sullivan

245-6870

118.76'

property pin

25.62'