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BLDG PERMIT NO. N/A

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

BLDG ADDRESS 2707 E. YUCATAN CT. TAX SCHEDULE NO. 2701-253-07-040

SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 112

FILING 7 BLK 3 LOT 40 SQ. FT. OF EXISTING BLDG(S) 1854

(1) OWNER MARION J. HOLMAN NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2207 E. YUCATAN CT NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 970-248-9840

(2) APPLICANT MARION J. HOLMAN USE OF EXISTING BLDGS SFR

(2) ADDRESS 2707 E YUCATAN CT DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-248-9840 PORTABLE STORAGE BLDG ON SKIDS

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 _____

SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

accessory Side 5' from PL Rear 20' (5') or easement Special Conditions must be outside of easement

Maximum Height _____

CENSUS 116 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 Marion J. Holman Date 10-16-98

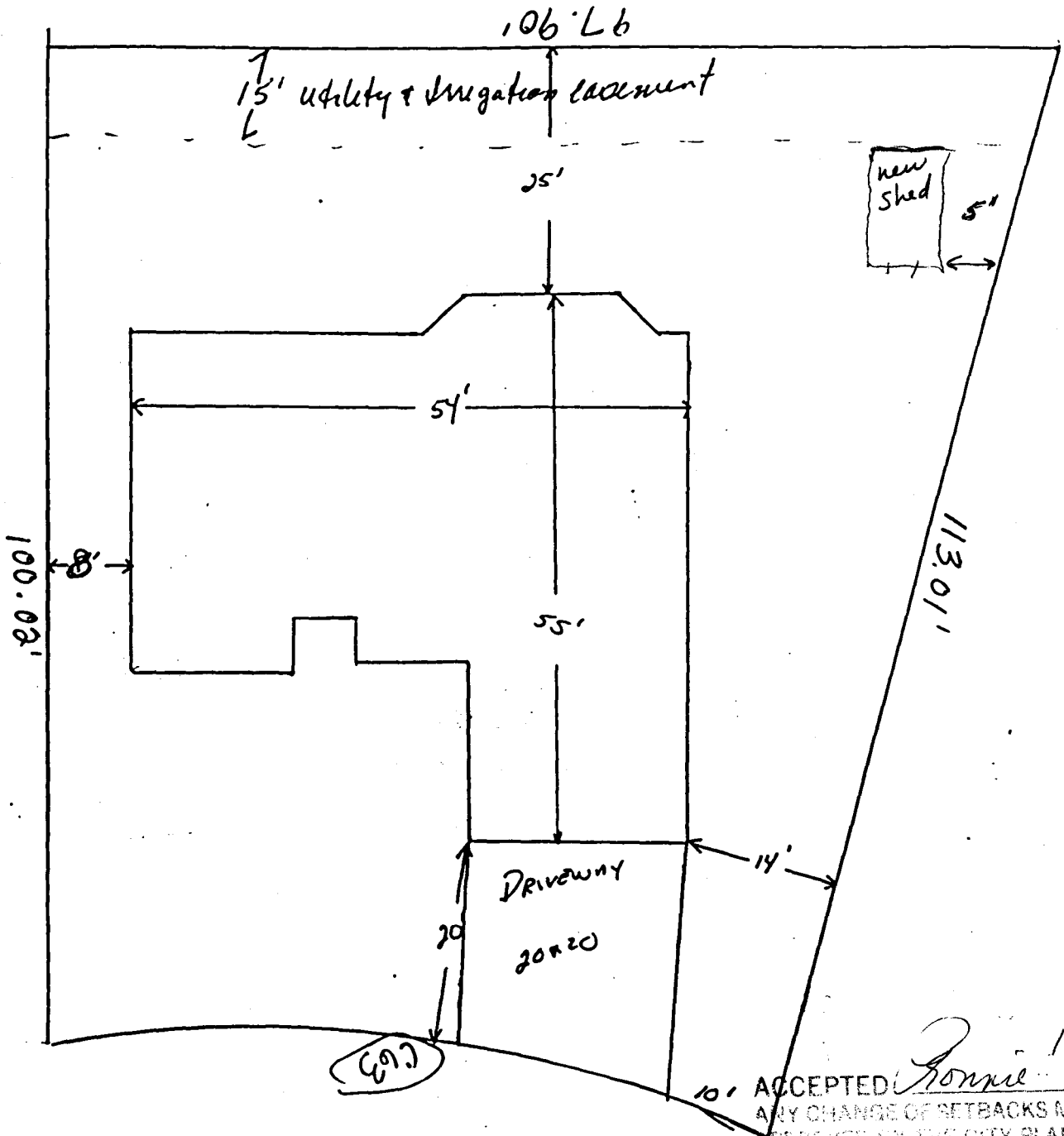
Department Approval Ronnie Edwards Date 10-19-98

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

Utility Accounting J. Adams Date 10-19-98

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)



10' ACCEPTED *Ronnie* 10/19/98
 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.

2707 E. YUCATAN CT

LOT 40, BLOCK 3, PHASE 7, PARADISE HILLS

	Radius	Length	Tangent	Chord	Bearing	Delta
63	275.00'	71.42'	35.91'	71.22'	S88°39'53"E	14°52'50"

DRIVEWAY LOCATION ON
 E. Yucatan 5/19/98