

FEE \$	10.00
TCP \$	NA
SIF \$	NA



*not required*

BLDG PERMIT NO. ~~12345~~

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS <u>2720 E. Yucatan Ct</u>	TAX SCHEDULE NO. <u>2112701-253-07-034</u>
SUBDIVISION <u>Paradise Hills North</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>120</u>
FILING <u>7</u> BLK <u>3</u> LOT <u>34</u>	SQ. FT. OF EXISTING BLDG(S) <u>1704</u>
(1) OWNER <u>Kelly L. &amp; Amy Short</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2720 E. Yucatan Ct.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-756-9133</u>	USE OF EXISTING BLDGS <u>Storage</u>
(2) APPLICANT <u>Same as above</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Storage</u>
(2) ADDRESS <u>Same as above</u>	<u>Shed (portable)</u>
(2) TELEPHONE <u>Same as above</u>	

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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 <u>RSF-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>Accessory</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3</u> from PL Rear <u>10</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>16</u> TRAFFIC <u>13</u> 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 [Signature] Date 9-25-98

Department Approval [Signature] Date 9/25/98

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

Utility Accounting [Signature] Date 9/25/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

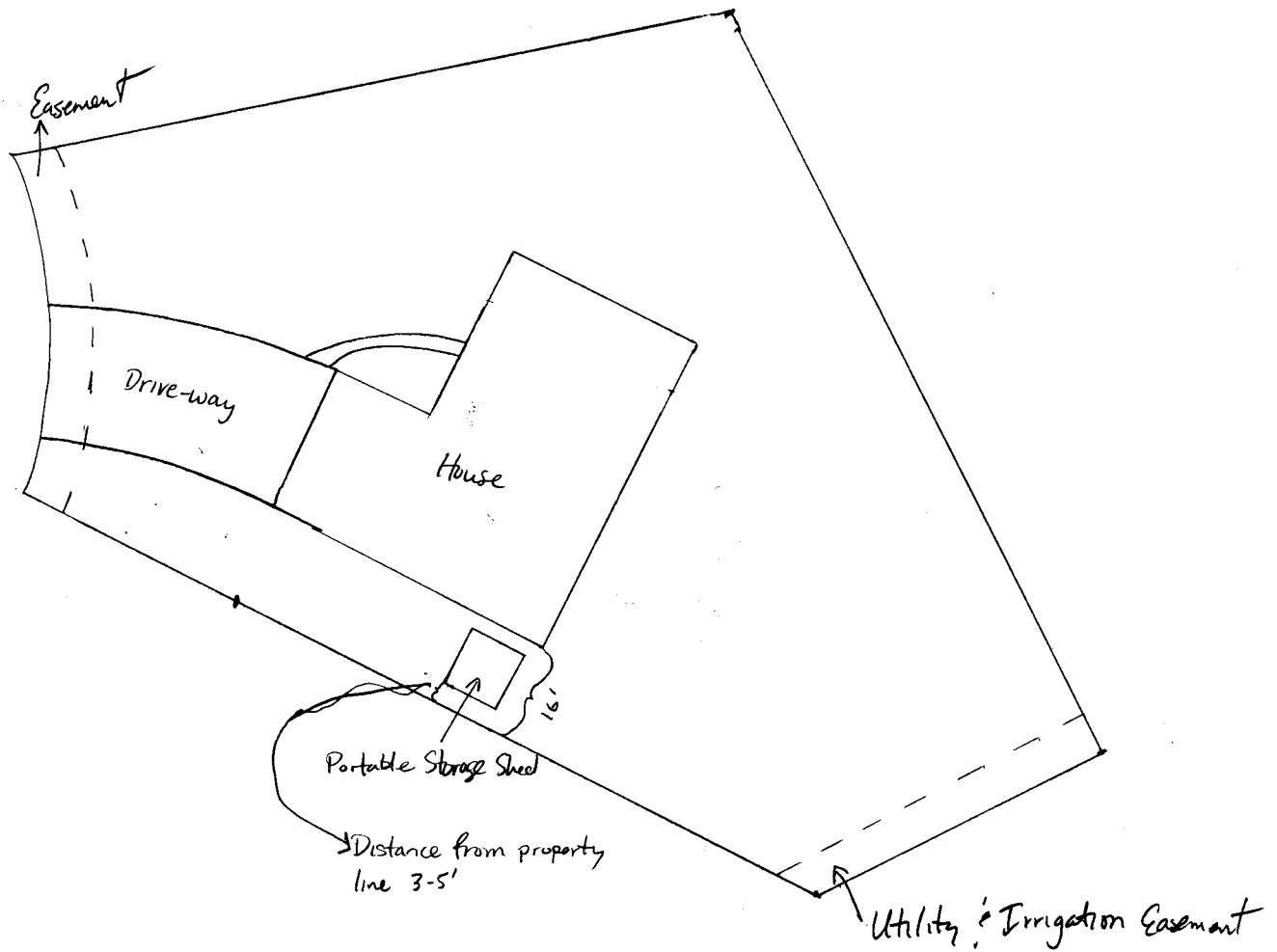
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

2120 E. Yucatan Ct.  
Kelly & Amy J. Short



ACCEPTED KKA 9/25/98  
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.

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