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TCP \$	-
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BLDG PERMIT NO.	68773
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2695 E YUCATAN CT. TAX SCHEDULE NO. 2701-244 27-001

SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 75.8

FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1550

(1) OWNER RICHARD CARLSON NO. OF DWELLING UNITS
TANIA ROSS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2695 E. YUCATAN NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 257-1920 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT RICHARD CARLSON USE OF EXISTING BLDGS SINGLE FAMILY

(2) ADDRESS 2695 E. YUCATAN DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 257-1920 SUNROOM ADDITION

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 R5F-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt —
 or 5' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions —

Maximum Height 32' CENSUS 10 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 [Signature] Date FEB 10, 1999

Department Approval [Signature] Date 2-10-99

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

Utility Accounting [Signature] Date 2/10/99

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)

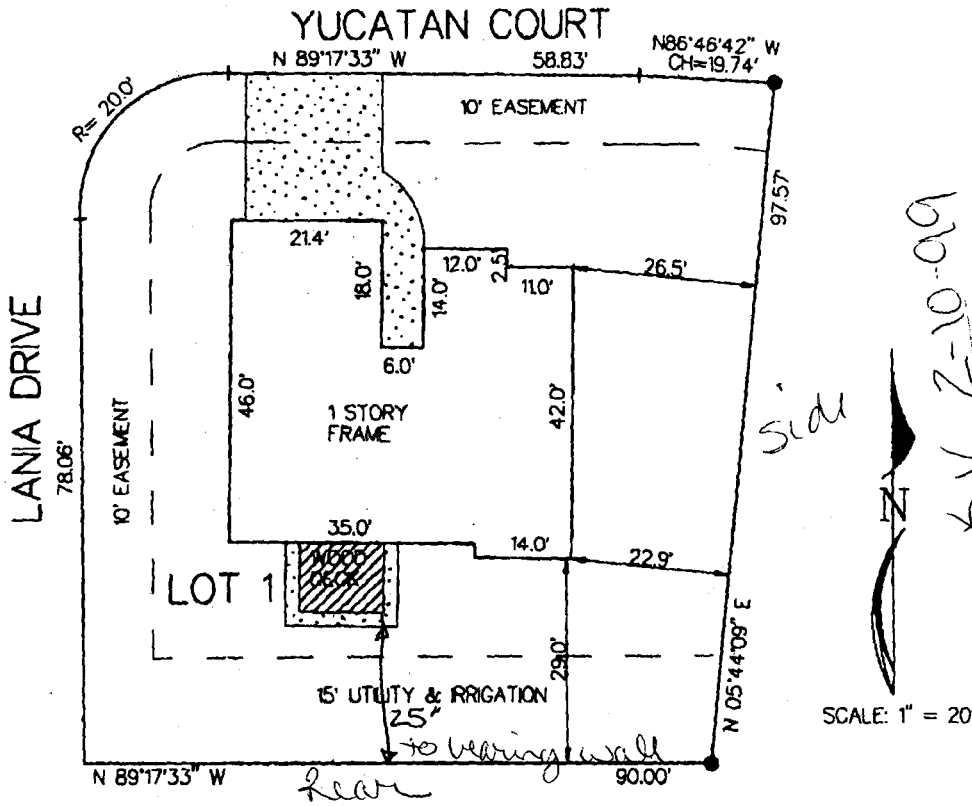
IMPROVEMENT LOCATION CERTIFICATE

2695 E. YUCATAN COURT

WESTERN COLORADO TITLE #98-11-09iv
 ROSS ACCOUNT
 LOT 1 IN BLOCK 2 OF PARADISE HILLS SUBD
 FILING NO. TWO, MESA COUNTY, COLORADO,

7

Post-it® Fax Note	7671	Date	2-3-99	# of pages	▶
To	Rich Carlson	From	Pat		
Co./Dept.	Bray	Co.			
Phone #		Phone #			
Fax #	341-6323	Fax #			



ACCEPTED FOR THE CITY OF GRAND JUNCTION
 ANY CHANGE OF SETBACKS AND
 APPROVED BY THE CITY ENGINEER
 DEPT. IT IS THE RESPONSIBILITY OF THE APPLICANT
 TO LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

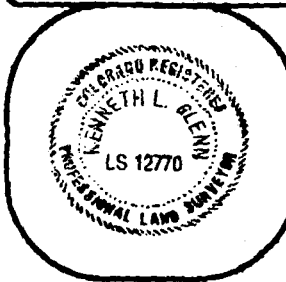
NOV 2-10-09

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 11/24/98 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT

PHONE: 970-245-3777 FAX: 241-4847



by GLENN

MAILING:
 2754 COMPASS DRIVE
 SUITE 105
 GRAND JUNCTION, CO. 81506

SURVEYED BY: K.G.

DATE SURVEYED: 11/24/98

DRAWN BY: C.R.

DATE DRAWN: 11/24/98

REVISION:

SCALE: 1" = 20'