

FEE \$	10.00
TCP \$	—
IF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2697 E. YUCATAN CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 448 TOTAL

TAX SCHEDULE NO. 2701-2604-27-002 SQ. FT. OF EXISTING BLDGS 3,700

SUBDIVISION PARADISE HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED 4,148

FILING 7 BLK 2 LOT 2

NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 2 this Construction

(1) OWNER MARK BUCHANAN

(1) ADDRESS 2697 E. YUCATAN CT.

USE OF EXISTING BUILDINGS STORAGE SHED, HOT TUB

(1) TELEPHONE (970) 256-9779

DESCRIPTION OF WORK & INTENDED USE STORAGE, RECREATION

(2) APPLICANT SAME

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

(2) ADDRESS SAME

(2) TELEPHONE SAME

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 RMF-5

Maximum coverage of lot by structures 7090

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

Permanent Foundation Required: YES _____ NO X

Side 3' from PL, Rear 5' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS 10 TRAFFIC 17 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 5-25-00

Department Approval [Signature]

Date 5/26/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>		Date <u>5/26/00</u>	

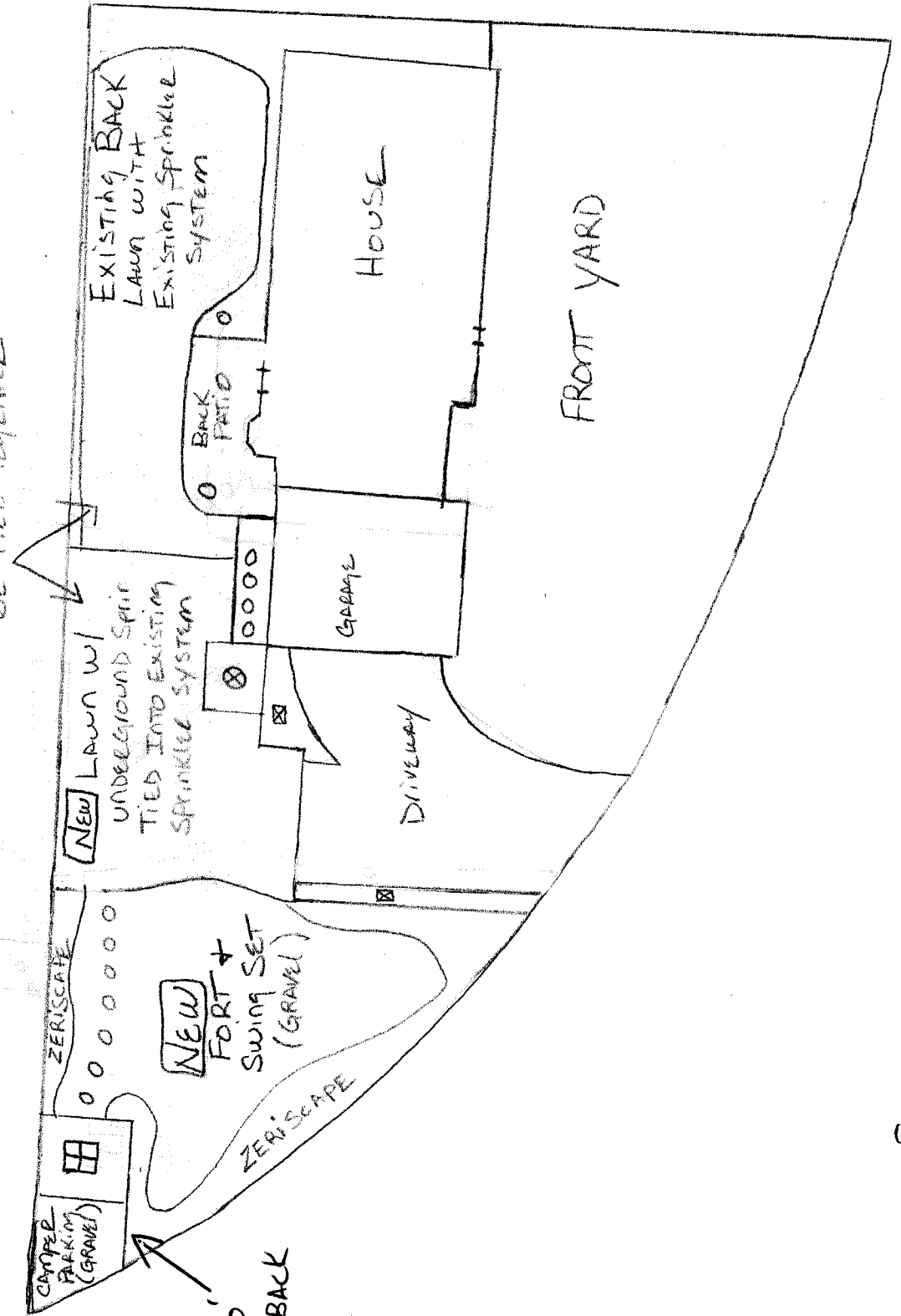
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

- ⊗ = 12' x 12' CONCRETE FACTORY HOTTUJ EXPOSED AGGREGATE FINISH
- ⊠ = DECORATIVE TEXTURED CONCRETE TO REPLACE DECORATIVE ROCK TOTAL 160 SQ FT
- ▣ = NEW STORAGE SHED ON 12' x 12' CONCRETE SLAB

THESE SYMBOLS REPRESENT THE NEW CONSTRUCTION SUBMITTED FOR CLEARANCE

THESE TWO LAWNS WILL BE TIED TOGETHER



ACCEPTED *Aslu 5/22/00*
 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.

N
S
E
W

2697 E. Yucatan Ct