

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. 2701-2004-27-002 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>	

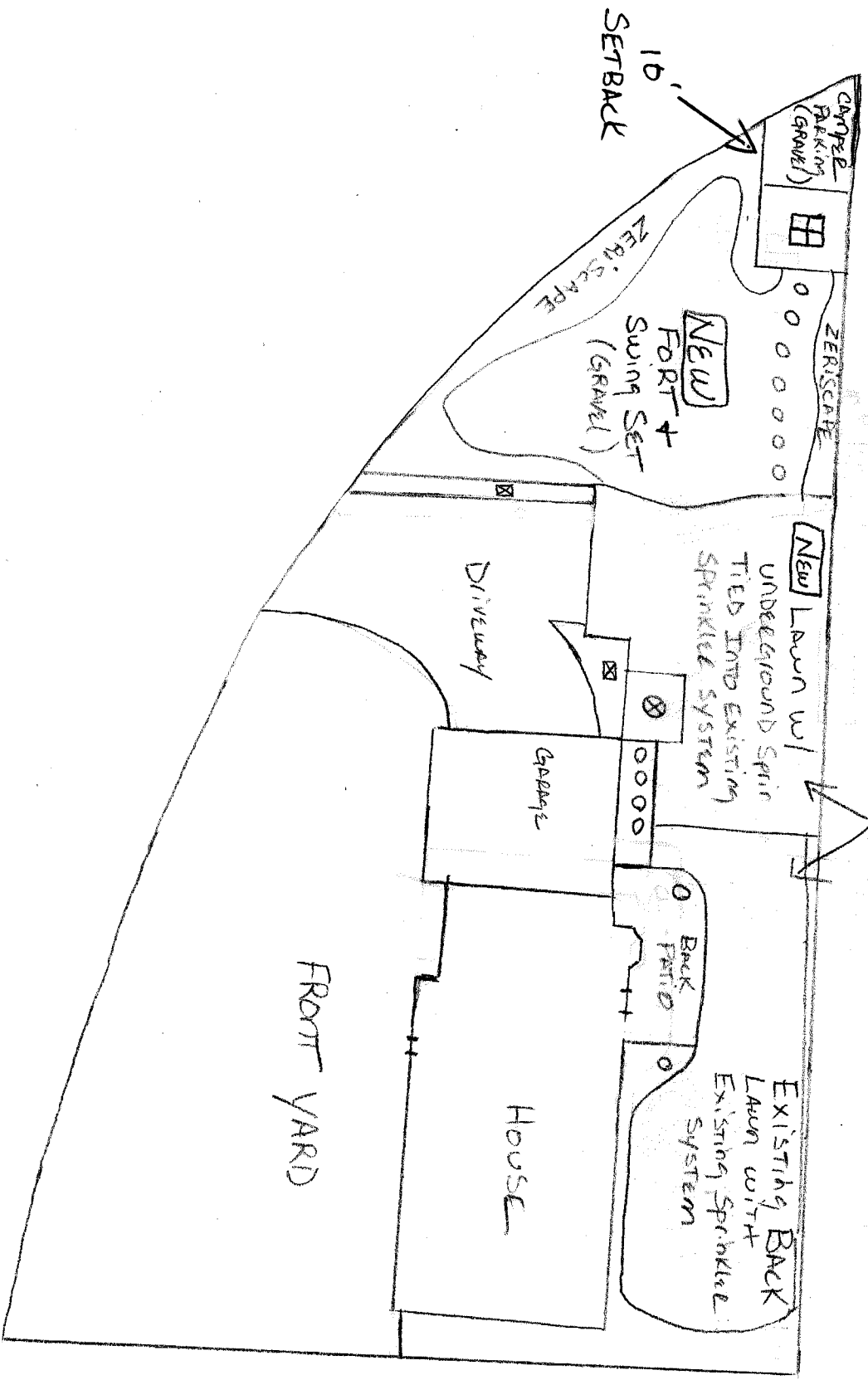
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

THESE Symbols REPRESENT THE New Construction SUBMITTED FOR CLEARANCE

THESE TWO LAWNS WILL BE TIED TOGETHER

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



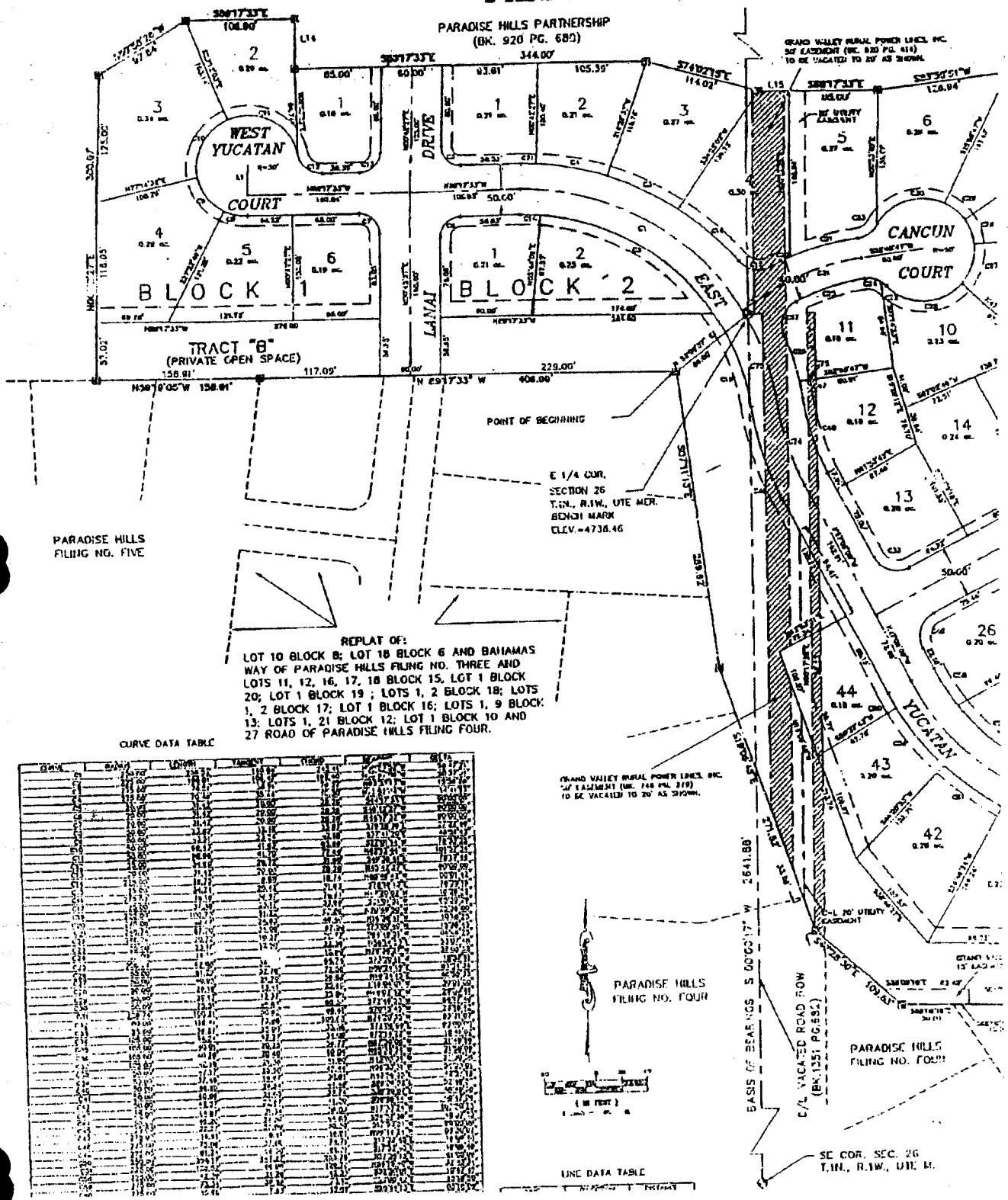
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ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

W/line 6/22/00

PARADISE HILLS SUBDIVISION



REPLAT OF:
 LOT 10 BLOCK 8; LOT 18 BLOCK 6 AND BAHAMAS
 WAY OF PARADISE HILLS FILING NO. THREE AND
 LOTS 11, 12, 16, 17, 18 BLOCK 15, LOT 1 BLOCK
 20; LOT 1 BLOCK 19; LOTS 1, 2 BLOCK 18; LOTS
 1, 2 BLOCK 17; LOT 1 BLOCK 16; LOTS 1, 9 BLOCK
 13; LOTS 1, 21 BLOCK 12; LOT 1 BLOCK 10 AND
 27 ROAD OF PARADISE HILLS FILING FOUR.

CURVE DATA TABLE

STATION	CHORD BEARING	CHORD DISTANCE	TANGENT DISTANCE	CHORD CURVE DISTANCE	CHORD CURVE BEARING	CHORD CURVE DISTANCE
1+00	N 00° 00' 00" E	0.00	0.00	0.00	0.00	0.00
1+05	N 00° 00' 00" E	5.00	5.00	5.00	0.00	5.00
1+10	N 00° 00' 00" E	10.00	10.00	10.00	0.00	10.00
1+15	N 00° 00' 00" E	15.00	15.00	15.00	0.00	15.00
1+20	N 00° 00' 00" E	20.00	20.00	20.00	0.00	20.00
1+25	N 00° 00' 00" E	25.00	25.00	25.00	0.00	25.00
1+30	N 00° 00' 00" E	30.00	30.00	30.00	0.00	30.00
1+35	N 00° 00' 00" E	35.00	35.00	35.00	0.00	35.00
1+40	N 00° 00' 00" E	40.00	40.00	40.00	0.00	40.00
1+45	N 00° 00' 00" E	45.00	45.00	45.00	0.00	45.00
1+50	N 00° 00' 00" E	50.00	50.00	50.00	0.00	50.00
1+55	N 00° 00' 00" E	55.00	55.00	55.00	0.00	55.00
1+60	N 00° 00' 00" E	60.00	60.00	60.00	0.00	60.00
1+65	N 00° 00' 00" E	65.00	65.00	65.00	0.00	65.00
1+70	N 00° 00' 00" E	70.00	70.00	70.00	0.00	70.00
1+75	N 00° 00' 00" E	75.00	75.00	75.00	0.00	75.00
1+80	N 00° 00' 00" E	80.00	80.00	80.00	0.00	80.00
1+85	N 00° 00' 00" E	85.00	85.00	85.00	0.00	85.00
1+90	N 00° 00' 00" E	90.00	90.00	90.00	0.00	90.00
1+95	N 00° 00' 00" E	95.00	95.00	95.00	0.00	95.00
2+00	N 00° 00' 00" E	100.00	100.00	100.00	0.00	100.00
2+05	N 00° 00' 00" E	105.00	105.00	105.00	0.00	105.00
2+10	N 00° 00' 00" E	110.00	110.00	110.00	0.00	110.00
2+15	N 00° 00' 00" E	115.00	115.00	115.00	0.00	115.00
2+20	N 00° 00' 00" E	120.00	120.00	120.00	0.00	120.00
2+25	N 00° 00' 00" E	125.00	125.00	125.00	0.00	125.00
2+30	N 00° 00' 00" E	130.00	130.00	130.00	0.00	130.00
2+35	N 00° 00' 00" E	135.00	135.00	135.00	0.00	135.00
2+40	N 00° 00' 00" E	140.00	140.00	140.00	0.00	140.00
2+45	N 00° 00' 00" E	145.00	145.00	145.00	0.00	145.00
2+50	N 00° 00' 00" E	150.00	150.00	150.00	0.00	150.00
2+55	N 00° 00' 00" E	155.00	155.00	155.00	0.00	155.00
2+60	N 00° 00' 00" E	160.00	160.00	160.00	0.00	160.00
2+65	N 00° 00' 00" E	165.00	165.00	165.00	0.00	165.00
2+70	N 00° 00' 00" E	170.00	170.00	170.00	0.00	170.00
2+75	N 00° 00' 00" E	175.00	175.00	175.00	0.00	175.00
2+80	N 00° 00' 00" E	180.00	180.00	180.00	0.00	180.00
2+85	N 00° 00' 00" E	185.00	185.00	185.00	0.00	185.00
2+90	N 00° 00' 00" E	190.00	190.00	190.00	0.00	190.00
2+95	N 00° 00' 00" E	195.00	195.00	195.00	0.00	195.00
3+00	N 00° 00' 00" E	200.00	200.00	200.00	0.00	200.00
3+05	N 00° 00' 00" E	205.00	205.00	205.00	0.00	205.00
3+10	N 00° 00' 00" E	210.00	210.00	210.00	0.00	210.00
3+15	N 00° 00' 00" E	215.00	215.00	215.00	0.00	215.00
3+20	N 00° 00' 00" E	220.00	220.00	220.00	0.00	220.00
3+25	N 00° 00' 00" E	225.00	225.00	225.00	0.00	225.00
3+30	N 00° 00' 00" E	230.00	230.00	230.00	0.00	230.00
3+35	N 00° 00' 00" E	235.00	235.00	235.00	0.00	235.00
3+40	N 00° 00' 00" E	240.00	240.00	240.00	0.00	240.00
3+45	N 00° 00' 00" E	245.00	245.00	245.00	0.00	245.00
3+50	N 00° 00' 00" E	250.00	250.00	250.00	0.00	250.00
3+55	N 00° 00' 00" E	255.00	255.00	255.00	0.00	255.00
3+60	N 00° 00' 00" E	260.00	260.00	260.00	0.00	260.00
3+65	N 00° 00' 00" E	265.00	265.00	265.00	0.00	265.00
3+70	N 00° 00' 00" E	270.00	270.00	270.00	0.00	270.00
3+75	N 00° 00' 00" E	275.00	275.00	275.00	0.00	275.00
3+80	N 00° 00' 00" E	280.00	280.00	280.00	0.00	280.00
3+85	N 00° 00' 00" E	285.00	285.00	285.00	0.00	285.00
3+90	N 00° 00' 00" E	290.00	290.00	290.00	0.00	290.00
3+95	N 00° 00' 00" E	295.00	295.00	295.00	0.00	295.00
4+00	N 00° 00' 00" E	300.00	300.00	300.00	0.00	300.00
4+05	N 00° 00' 00" E	305.00	305.00	305.00	0.00	305.00
4+10	N 00° 00' 00" E	310.00	310.00	310.00	0.00	310.00
4+15	N 00° 00' 00" E	315.00	315.00	315.00	0.00	315.00
4+20	N 00° 00' 00" E	320.00	320.00	320.00	0.00	320.00
4+25	N 00° 00' 00" E	325.00	325.00	325.00	0.00	325.00
4+30	N 00° 00' 00" E	330.00	330.00	330.00	0.00	330.00
4+35	N 00° 00' 00" E	335.00	335.00	335.00	0.00	335.00
4+40	N 00° 00' 00" E	340.00	340.00	340.00	0.00	340.00
4+45	N 00° 00' 00" E	345.00	345.00	345.00	0.00	345.00
4+50	N 00° 00' 00" E	350.00	350.00	350.00	0.00	350.00
4+55	N 00° 00' 00" E	355.00	355.00	355.00	0.00	355.00
4+60	N 00° 00' 00" E	360.00	360.00	360.00	0.00	360.00
4+65	N 00° 00' 00" E	365.00	365.00	365.00	0.00	365.00
4+70	N 00° 00' 00" E	370.00	370.00	370.00	0.00	370.00
4+75	N 00° 00' 00" E	375.00	375.00	375.00	0.00	375.00
4+80	N 00° 00' 00" E	380.00	380.00	380.00	0.00	380.00
4+85	N 00° 00' 00" E	385.00	385.00	385.00	0.00	385.00
4+90	N 00° 00' 00" E	390.00	390.00	390.00	0.00	390.00
4+95	N 00° 00' 00" E	395.00	395.00	395.00	0.00	395.00
5+00	N 00° 00' 00" E	400.00	400.00	400.00	0.00	400.00
5+05	N 00° 00' 00" E	405.00	405.00	405.00	0.00	405.00
5+10	N 00° 00' 00" E	410.00	410.00	410.00	0.00	410.00
5+15	N 00° 00' 00" E	415.00	415.00	415.00	0.00	415.00
5+20	N 00° 00' 00" E	420.00	420.00	420.00	0.00	420.00
5+25	N 00° 00' 00" E	425.00	425.00	425.00	0.00	425.00
5+30	N 00° 00' 00" E	430.00	430.00	430.00	0.00	430.00
5+35	N 00° 00' 00" E	435.00	435.00	435.00	0.00	435.00
5+40	N 00° 00' 00" E	440.00	440.00	440.00	0.00	440.00
5+45	N 00° 00' 00" E	445.00	445.00	445.00	0.00	445.00
5+50	N 00° 00' 00" E	450.00	450.00	450.00	0.00	450.00
5+55	N 00° 00' 00" E	455.00	455.00	455.00	0.00	455.00
5+60	N 00° 00' 00" E	460.00	460.00	460.00	0.00	460.00
5+65	N 00° 00' 00" E	465.00	465.00	465.00	0.00	465.00
5+70	N 00° 00' 00" E	470.00	470.00	470.00	0.00	470.00
5+75	N 00° 00' 00" E	475.00	475.00	475.00	0.00	475.00
5+80	N 00° 00' 00" E	480.00	480.00	480.00	0.00	480.00
5+85	N 00° 00' 00" E	485.00	485.00	485.00	0.00	485.00
5+90	N 00° 00' 00" E	490.00	490.00	490.00	0.00	490.00
5+95	N 00° 00' 00" E	495.00	495.00	495.00	0.00	495.00
6+00	N 00° 00' 00" E	500.00	500.00	500.00	0.00	500.00

PARADISE HILLS FILING NO. FOUR

LINE DATA TABLE