

FEE \$	10.00
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2715 E. YUCATAN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 200^{sq}

TAX SCHEDULE NO. 2701-253-07-036 SQ. FT. OF EXISTING BLDGS 2089^{sq} + or -

SUBDIVISION Paradis Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 2169^{sq} + or -

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Norrie Bishop NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 2715 E. YUCATAN CT USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970 243 2550 DESCRIPTION OF WORK & INTENDED USE SHED

(2) APPLICANT Robert Jerner TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS " " " "

(2) TELEPHONE " " " "

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 60%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Robert Jerner Date 6-8-01

Department Approval Alison Aragon Date 6/8/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Holt</u>		Date <u>6/8/01</u>

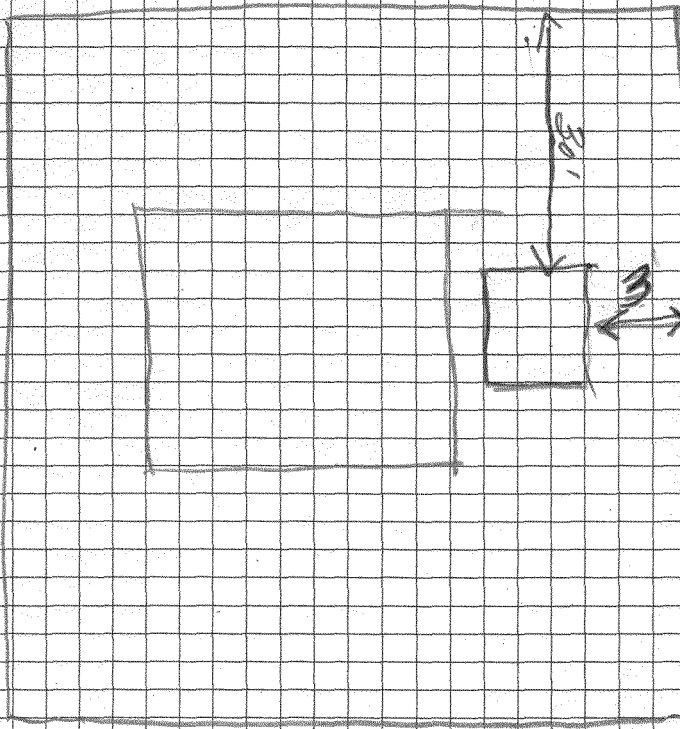
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property.
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.



E. YUCATAN

Misha Aragon 6/8/07

ONE Squar = 1'-0"

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