

FEE \$	10.00
TCP \$	425.00
SIF \$	

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 84996



Your Bridge to a Better Community

BLDG ADDRESS 2702 E. Yucatan SQ. FT. OF PROPOSED BLDGS/ADDITION 2250 #ft.  
 TAX SCHEDULE NO. 2701-252-07-004 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION Paradise Hills Fil #7 TOTAL SQ. FT. OF EXISTING & PROPOSED 2250  
 FILING 7 BLK 3 LOT 4 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER JEARLD Enterprises LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2912 Shelley Dr. USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 970-241-2510 DESCRIPTION OF WORK & INTENDED USE Build Home  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35 Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 13 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 Jearld M. Fouch Date 6-7-02  
 Department Approval Dayleen Henderson Date 6-11-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15014</u>
Utility Accounting	<u>Tracy Hope</u>		Date <u>6/11/02</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)

# SITE PLAN



Scale 1"=30'

Lot 4 Block 3  
Paradise Hills  
Filing No. 2

S 89°17'33" E  
29.6'

25.0

N 34°25'41" E 139.7'

S 00°17'25" W 165.9'

8.1

5.0

10' Utility &  
Irrigation  
Easement

EAST YUCATAN

Drive

130 ft.

C2

C3  
CANCUN COURT

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.

*DRIVE OK  
GH  
6/11/02*

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.0'	79.18'	78.91'	S 47°20'02" E	16°29'52"
C2	25.00'	34.24	31.63	S 78°19'13" E	78°28'15"
C3	248.74'	20.72'	20.72'	N 64°49'51" E	04°46'25"