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FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO.	88281
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16781-10943

BLDG ADDRESS 2695 E. YUCATAN CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 330

TAX SCHEDULE NO 2701-264-27-001 SQ. FT. OF EXISTING BLDGS 1613

SUBDIVISION PARADISE HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED 1,943

FILING 7 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction

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

(1) ADDRESS 2695 E. YUCATAN CT. USE OF EXISTING BUILDINGS WORK SHOP

(1) TELEPHONE 260-1180 DESCRIPTION OF WORK & INTENDED USE SHOP

(2) APPLICANT RICHARD CARLSON TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) WORK SHOP

(2) ADDRESS 2695 E. YUCATAN CT.

(2) TELEPHONE 260-1180

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 X
 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 _____ ANNEX# _____

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 R. A. Carlson Date 2/25/03

Department Approval Mishi Dragon Date 2/25/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>D. H. K. Kover</u>	Date	<u>2/25/03</u>

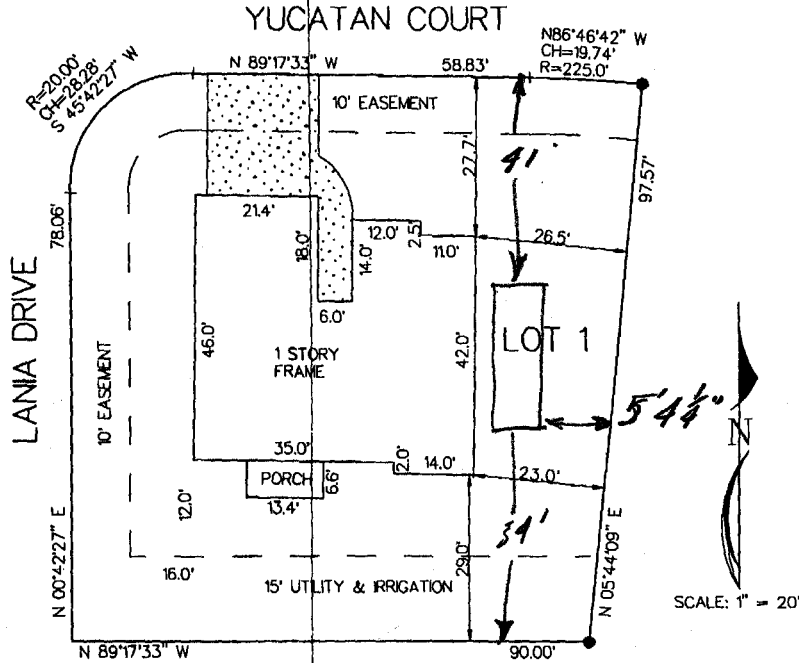
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

IMPROVEMENT LOCATION CERTIFICATE

2695 E. YUCATAN COURT

CARLSON ACCOUNT

LOT 1 IN BLOCK 2 OF PARADISE HILLS SUBDIVISION,
 FILING NO. TWO, MESA COUNTY, COLORADO,



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR RICHARD CARLSON, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED 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, 2/21/03 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
 R.L.S. 12770

PHONE: 970-245-3777

FAX: 241-4847

SURVEYIT



by GLENN

MAILING:
 2754 COMPASS DRIVE
 SUITE 195
 GRAND JUNCTION, CO. 81506

SURVEYED BY:

K.G.

DATE SURVEYED:

2/21/03

DRAWN BY:

C.R.

DATE DRAWN:

2/21/03

REVISION:

SCALE:

1" = 20'

ACCEPTED *W. St. Dragon 2/25/03*
 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