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|--------|---------|
| FEE \$ | 10.00 |
| TCP \$ | 1500.00 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. A

Building Address 2718 E. YUCATAN CT.
 Parcel No. 2701-253-07-047
 Subdivision PARADISE HILLS NORTH
 Filing 7 Block 3 Lot 33

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2,890
 Sq. Ft. of Lot / Parcel 8,712
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,382
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name ROBERT W. & JANILE M. MATTICKS
 Address 2720 E. YUCATAN CT.
 City / State / Zip G.J., CO., 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SAME AS OWNER
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B Driveway Location Approval [Signature]
 (Engineer's Initials)

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 1/18/05
 Department Approval [Signature] Date 1-20-05

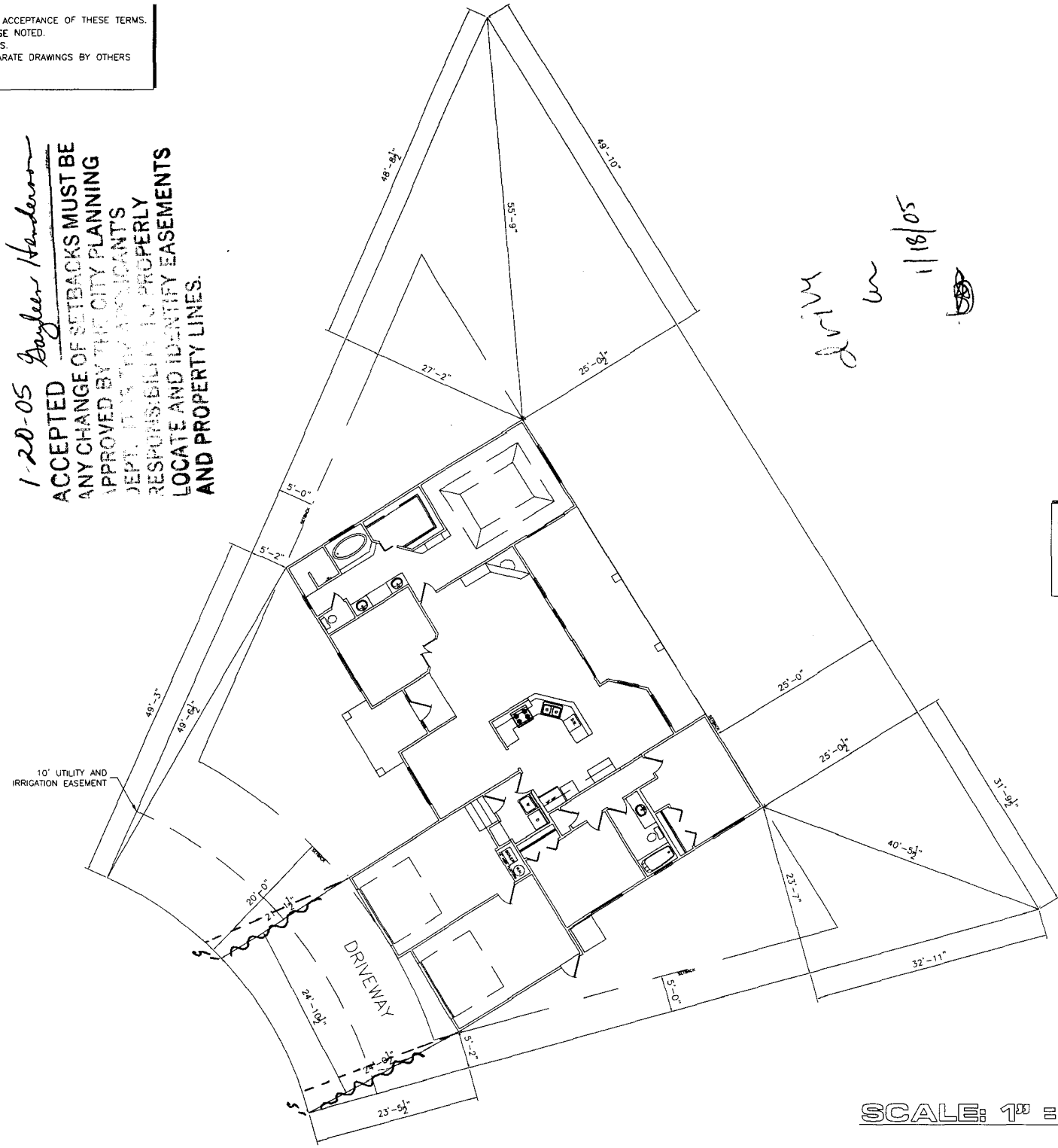
| | | | |
|--|---------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>17876</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>1-20-05</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

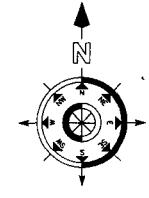
HOME OWNERS ACCEPTANCE OF THESE TERMS.
 LESS OTHER WISE NOTED.
 AND EASEMENTS.
 AFT. SEE SEPARATE DRAWINGS BY OTHERS

1-20-05 Gayleen Henderson
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.

BOB MATTICKS
2720 E. YULATAN CT.
G.J., CO. 81506
243-7238



Handwritten notes:
 1/18/05
 [Signature]



NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE, IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

| SITE PLAN INFORMATION | |
|-----------------------|-----------------|
| SUBDIVISION NAME | PARADISE HILLS |
| FILING NUMBER | 7 |
| BLOCK NUMBER | 3 |
| LOT NUMBER | 33 |
| STREET ADDRESS | 2718 YCATAN CT. |
| COUNTY | MESA |
| GARAGE SQ. FT. | 545' |
| COVERED ENTRY SQ. FT. | 75' |
| COVERED PATIO SQ. FT. | 291' |
| LIVING SQ. FT. | 1989' |
| LOT SIZE | 0.22 ACRES |
| SETBACKS USED | FRONT 20' |
| | SIDES 5' |
| | REAR 25' |

SCALE: 1" = 20'-0"