

FEE \$ 5.00

BLDG PERMIT NO. 49721

No TCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 581 28 1/2 Road g.j. Co. TAX SCHEDULE NO. 2943-072-20-009
 SUBDIVISION THE FALL FILING SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450 INC 840 sq ft
 FILING 1 BLK 5 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER DINOSAUR ENT. INC NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Box 2743 g.j. Co. 81502 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (303) 241-2672 USE OF EXISTING BLDGS _____
 (2) APPLICANT ABRAHAM SEGHAJWESLAMI DESCRIPTION OF WORK AND INTENDED USE: Building
 (2) ADDRESS Box 2743 g.j. Co. 81502 NEW PATIO HOME
 (2) TELEPHONE (303) 241-2672

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' between units from PL Rear 0 from PL
 Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 29

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 8/29/94
 Department Approval [Signature] Date 8/31/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7816
 Utility Accounting [Signature] Date 8-31-94

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

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

crossing

20' SETBACK

10' UTILITY EASEMENT

10' between structures

ACCEPTED KP 8/31/94
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.

NORTH

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