

FEE \$ 5.00

BLDG PERMIT NO. 48764

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 583 28 1/2 ROAD G.J.C. TAX SCHEDULE NO. 2943-072-20-010

SUBDIVISION THE FALL - FILING SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2350 INCL. GARAGE

FILING 1 BLK 5 LOT 2 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.C. 81502 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (303) 241-2672 USE OF EXISTING BLDGS _____

(2) APPLICANT ABRAHAM - SEGHATOLSLAMI DESCRIPTION OF WORK AND INTENDED USE: Building

(2) ADDRESS Box 2743 G.J.C. 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 _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 10' between units from PL Rear 10' between units from PL Special Conditions Architectural Control

Maximum Height _____ Committee Review Required

CENSUS TRACT 11 TRAFFIC ZONE 28

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 Abraham Seghatolslami Date 5/5/94

Department Approval Kathy Portner Date 5/16/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7589

Utility Accounting Mellie Fowler Date 5-23-94

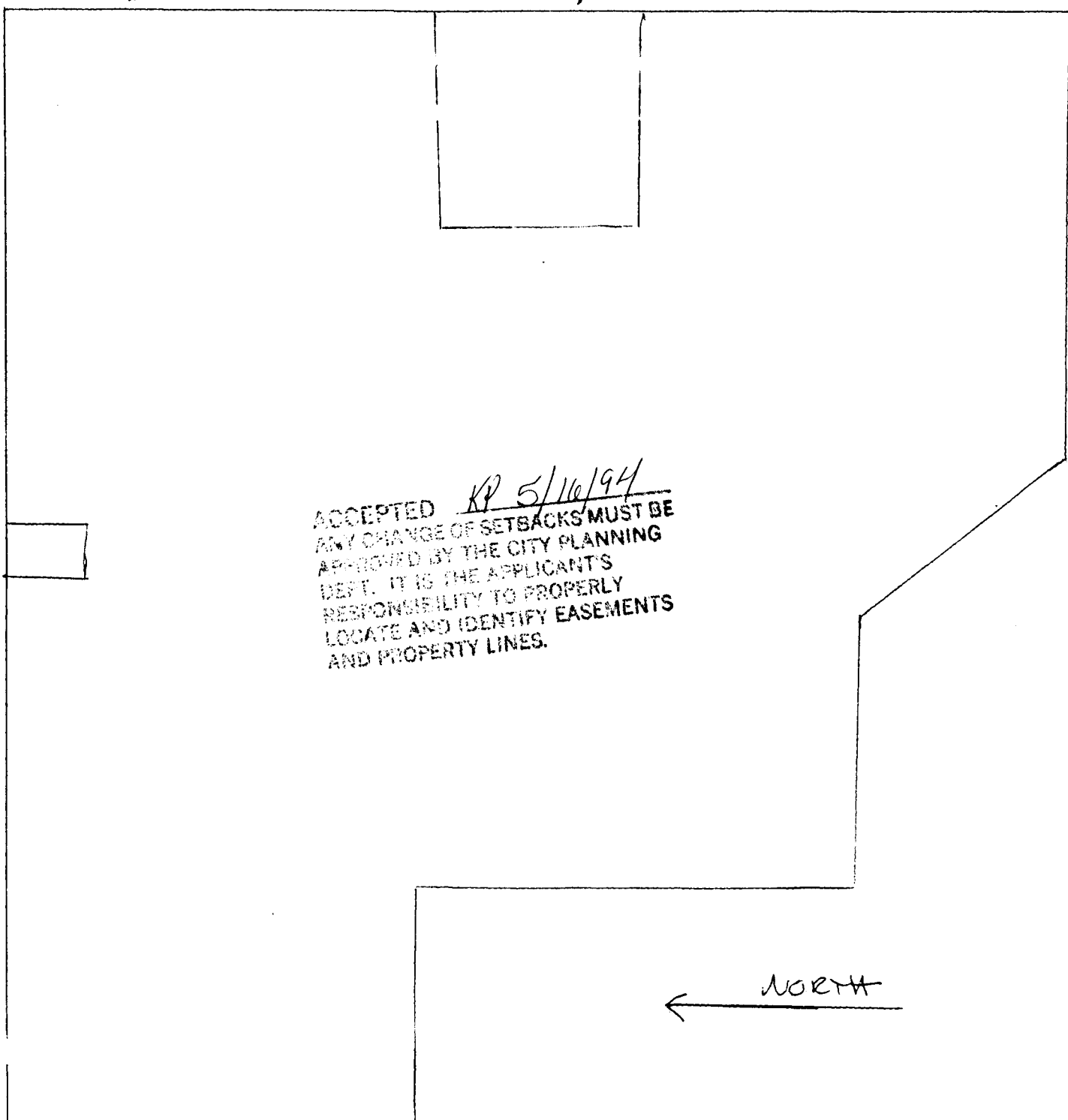
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

10' UTILITY EASEMENT

EGRESS/EGRESS

20' SETBACK



← 5' →

← 5' →

ACCEPTED KP 5/16/94
 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 →

← 5' →