

FEE \$ 10-
TCP \$ 0-

BLDG PERMIT NO. 53212

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 587 1/2 28 1/2 Road TAX SCHEDULE NO. 2943 012-18-017
SUBDIVISION FALL FILING #1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500
FILING # 1 BLK 3 LOT 5 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. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT E.B.E. & SEGHAT/CS/VI USE OF EXISTING BLDGS _____
(2) ADDRESS Box 2743 G.J.C. DESCRIPTION OF WORK AND INTENDED USE: Build New
(2) TELEPHONE 241-2672 Single FAMILY DWELL

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) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 0-10 from PL Rear _____ from PL Special Conditions ACCD approval
Maximum Height _____ required
CENS.T. 4 T.ZONE 29 ANN#

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 8-21-95
Department Approval Marcia Babideaux Date 8-21-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8553 S/F
Utility Accounting Millie Fowler Date 8-21-95

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)

12'
SETBACK

ACCEPTED MR 8-21-95
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.

5'
SETBACK

0'
SETBACK

N

587 1/2 28 1/2 Road

7'
EASEMENT / ACCESS

20.5 FT BACK

10'
UTILITY SETBACK