

FEE \$	10 -
TCP \$	-0 -

BLDG PERMIT NO. 54973

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

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 585 28 1/2 road TAX SCHEDULE NO. 2943-072-30-002
 SUBDIVISION D. NO. SAUR SUB at Fall filing SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200
 FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER DIVCSAUR ENT INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Box 2743 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241 2672 USE OF EXISTING BLDGS _____
 (2) APPLICANT EBE ESLAMI DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS Box 2743 New residence - S/F
 (2) TELEPHONE 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-8 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' from PL * Rear 0' from PL Special Conditions ACC approval
 Maximum Height must have 10' required
between units CENS.T. 6 T.ZONE 28 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 2/16/96
 Department Approval [Signature] Date 2-7-96
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8916 - S/F
 Utility Accounting [Signature] Date 2-7-96

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)

10' UTILITY EASEMENT

20'

10' UTILITY EASEMENT

20'

5'

ACCEPTED MR 2-7-96
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.

DOOR TO HOUSE

20'

585 2 1/2 Road

SHRUBS/TREES/GRASS

DRIVEWAY LOCATION

DRIVEWAY LOCATION

J. Klisler
2-6-96

5'