

FEE \$ 1000
TCP \$ 0

BLDG PERMIT NO. 56540

facing 28 1/2 Rd
PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 589 1/2 ~~281 1/2~~ 28 1/2 Road TAX SCHEDULE NO. 2943-072-18-015

SUBDIVISION FALL Filing # 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300

FILING 1 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER DINOSAUR ENT. INC. NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2743 g.j. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

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

(2) APPLICANT EBE ESLAMI DESCRIPTION OF WORK AND INTENDED USE: New Home

(2) ADDRESS as Above 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 ACCO approval req'd.

Maximum Height 10' between units minimum (Engineered foundations required)
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 Ebe Esлами Date 6/14/96

Department Approval Bonnie Edwards Date 6/17/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9271 - S/F

Utility Accounting Miller Fowler Date 6-17-96

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)