

FEE \$	10
TCP \$	0
SIF \$	—

for lots 28 1/2 facing



BLDG PERMIT NO. 18063

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

PAID
 DEC 15 1998
 KD

BLDG ADDRESS 591 1/2 28 1/2 ROAD TAX SCHEDULE NO. 2943-072-18-013

SUBDIVISION FALLS FILING #1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600

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

(1) OWNER DINOSAUR ENT. INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2743 g-j. C. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2672

(2) APPLICANT EBE-ESLAMI USE OF EXISTING BLDGS _____

(2) ADDRESS Box 2743 g-j. 81502 DESCRIPTION OF WORK AND INTENDED USE: New Dwelling

(2) TELEPHONE 241-2672

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 0' from PL Rear 0' from PL Special Conditions Acco req'd.

Maximum Height _____ CENSUS 10 TRAFFIC 28 ANNEX# _____

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 12/14/98

Department Approval [Signature] Date 12-15-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 11821

Utility Accounting [Signature] Date 12/15/98

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

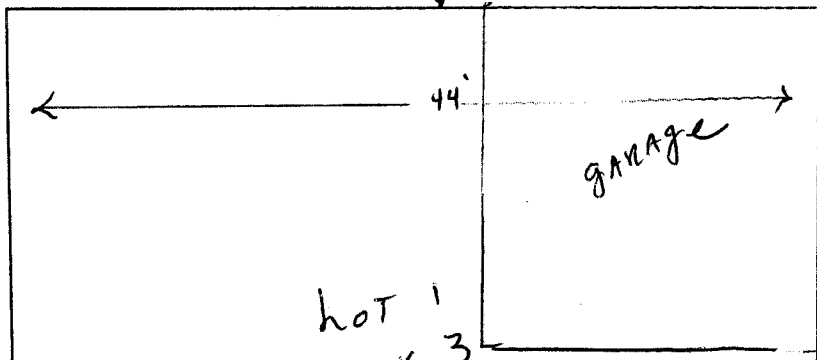
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12-15-98
Rick Brown
OK

N

Property line

18' 6" office space
garage for
garage



lot 1
Block 3
2943-072-18-013

~~WAX~~
DRIVEWAY

22'

25'

21'

GRAND FALL DRIVE
~~There is a strip of ground between your lot and the others. The drive can go across it. Must access off the middle.~~
deleted
Rick Brown
12-15-98
Rick Brown
12-15-98

ACCEPTED
K.V. RE 12-15-98
ALL SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. FOR THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

21'

28 1/2 ROAD