

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	70922
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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS	<u>587 1/2 GRAND CASCADE <del>AVENUE</del> CT</u>	TAX SCHEDULE NO.	<u>2943-072-19-013</u>
SUBDIVISION	<u>= ALL FILING #1</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>2500</u>
FILING BLK	<u>4</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S)	<u>—</u>
(1) OWNER	<u>DINO SAUR ENT. INC.</u>	NO. OF DWELLING UNITS	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>BOX 2743 G.J. 81502</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>—</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>241 2672</u>	USE OF EXISTING BLDGS	<u>—</u>
(2) APPLICANT	<u>EBE - ESLAMI</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>NEW DWELLING</u>
(2) ADDRESS	<u>AS ABOVE</u>		
(2) TELEPHONE	<u>AS ABOVE</u>		

**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	<u>PD8</u>	Maximum coverage of lot by structures	<u>—</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u>—</u>
or	<u>—</u> from center of ROW, whichever is greater	Special Conditions	<u>Must have 10' between units</u>
Side	<u>0'</u> from PL	Rear	<u>0'</u> from PL
Maximum Height	<u>—</u>	CENSUS	<u>6</u> TRAFFIC <u>29</u> ANN# <u>—</u>

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

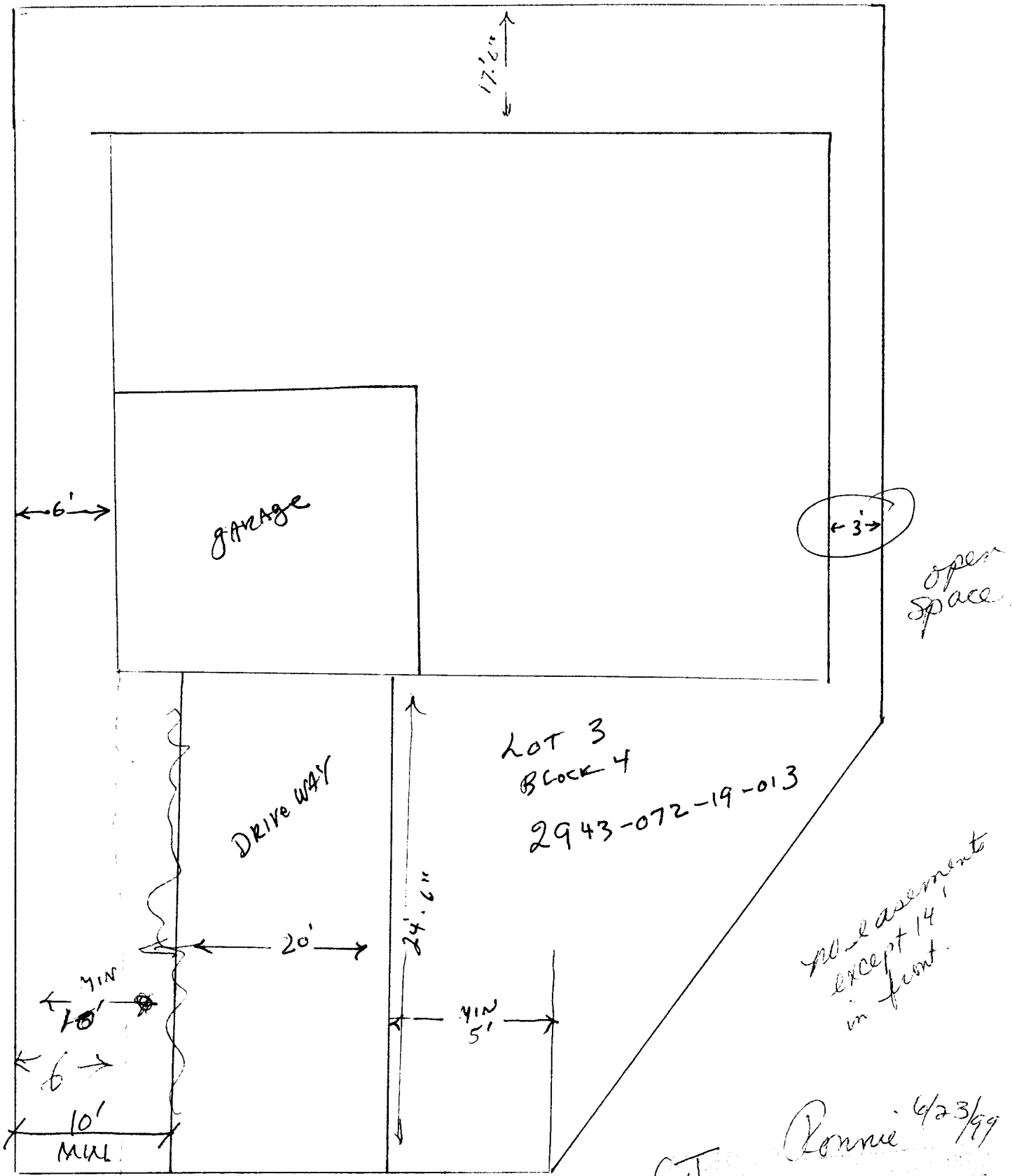
Applicant Signature	<u>[Signature]</u>	Date	<u>6/19/99</u>
Department Approval	<u>[Signature]</u>	Date	<u>6/23/99</u>

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 15316

Utility Accounting [Signature] Date 6/24/99

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)



587 1/2 GRAND CASCADE ROAD

6/22/99

PLEASE ADD THE SETBACKS

AND ~~ANY~~ EASEMENTS.

Van Man (244-1451)

Ronnie 6/23/99

CT  
 [Faint, illegible text]