

FEE \$	10 <sup>00</sup>
TCP \$	<del>500.00</del>
SIF \$	<del>10.00</del>

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 77997



Your Bridge to a Better Community

BLDG ADDRESS 583 GRAND VIEW SQ. FT. OF PROPOSED BLDGS/ADDITION 1900

TAX SCHEDULE NO. 2943-072-19-018 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION DINOSAURS SUB # 3 TOTAL SQ. FT. OF EXISTING & PROPOSED 1900  
~~FALLS FILING # 1~~

FILING 3 BLK 5 LOT 5

(1) OWNER DINOSAURENTI, INC.

(1) ADDRESS Box 2743 G.J.C.

(1) TELEPHONE 241-2672

(2) APPLICANT EBE-ESLAMI

(2) ADDRESS 11 AS ABOVE

(2) TELEPHONE 241-2672

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE Single FAMILY Resident

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) —

**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 Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or — from center of ROW, whichever is greater

Side 0' from PL, Rear 0' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions —

CENSUS 6 TRAFFIC 28 ANNEX# —

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).

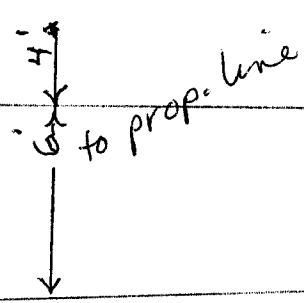
Applicant Signature [Signature] Date 12-8-00  
 Department Approval [Signature] Date 12-8-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>13588</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/8/02</u>

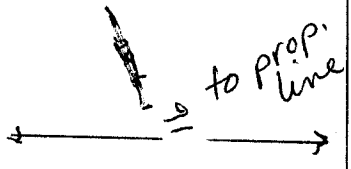
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

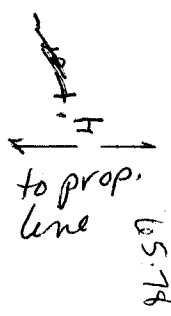
60'



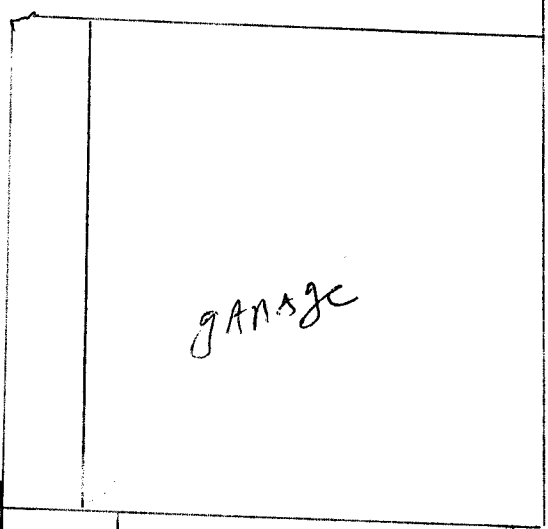
↑ N



LOT 8  
BLOCK 4



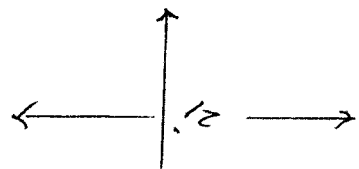
ACCEPTED *Ronnie* 12/8/00  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVE OK W/  
 OFFSET TO EAST  
 AS NOTED.  
*Dave D'Arcy*  
 12/7/2000

# 2943-072-19-018

SHOW PROPERTY LINES. MAINTAIN 5-FOOT OR GREATER OFFSET FROM DRIVE EDGES TO NEAREST 40 FT

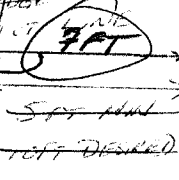


IS EDGE OF SHEET PROPERTY LINE?

~~IF 50' DRIVE EDGE MUST BE 5 FT (PREFERABLY 10 FT) FROM~~

*DAL*  
 12/7/2000

7 FT OFFSET AS PER TEL. CONV. 12/7/2000



583 GRAND VIEW

~~DRIVE NOT APPROVED AS SHOWN. *DAL* 12/7/2000~~  
 11/20/2000  
 E. W. H. H. H. H.