

FEE \$	10.00
TCP \$	0
SIF \$	500.00

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

BLDG PERMIT NO. 77605



Your Bridge to a Better Community

BLDG ADDRESS 585 GRAND CASCAD WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1650
 TAX SCHEDULE NO. 2943072-19-016 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION FALLS FILING # 1 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING # 1 BLK 4 LOT 6 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER DINOSAUR ENT. INC. NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS Box 2743 g.j.c. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 241-2672 DESCRIPTION OF WORK & INTENDED USE new single family home
 (2) APPLICANT ERE ESLAMI TYPE OF HOME PROPOSED:
 (2) ADDRESS AS ABOVE Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE " " _____ 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 PDS 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' 10' blown signs from PL, Rear _____ from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 6 TRAFFIC 29 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 11/6/00
 Department Approval Ronnie Edwards Date 11-6-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13519</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/6/00</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)

revised 11-20-00

ACCEPTED C. Faye Olson

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.

LOT 6
Block 4

Garage

DRIVE WAY

20'

6'

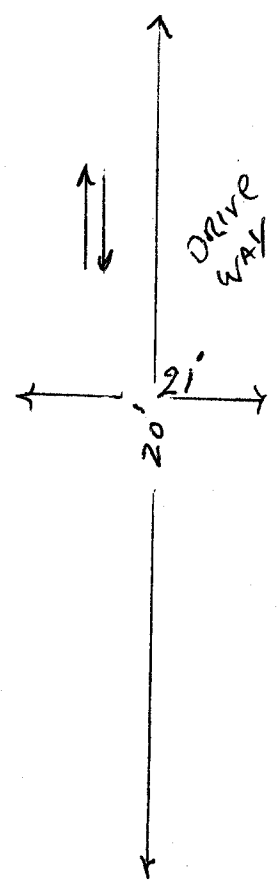
4'

next to home

ACCEPTED
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.

Done 11/6/00

DRIVE OK
4H
10/30/00



585 GRAND CASCAD WAY

281-2841
Grand Cascade Way