

FEE \$	<u>10<sup>00</sup></u>
TCP \$	<u>      </u>
SIF \$	<u><del>277<sup>00</sup></del></u>

## PLANNING CLEARANCE

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

BLDG PERMIT NO.	<u>77284</u>
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Your Bridge to a Better Community

BLDG ADDRESS 585 1/2 GRAND CASCAD WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1600

TAX SCHEDULE NO. 2943-072-19-015 SQ. FT. OF EXISTING BLDGS       

SUBDIVISION FALLS Filing #1 TOTAL SQ. FT. OF EXISTING & PROPOSED       

FILING 1 BLK 4 LOT 5 NO. OF DWELLING UNITS:  
 Before:        After: 1 this Construction

(1) OWNER DINOSAUR ENT. INC. NO. OF BUILDINGS ON PARCEL  
 Before:        After:        this Construction

(1) ADDRESS Box 2743 g.j. Co. 81502 USE OF EXISTING BUILDINGS Re

(1) TELEPHONE 241-2672 DESCRIPTION OF WORK & INTENDED USE New Single Family Residet

(2) APPLICANT EBE ESLAMI TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify)       

(2) ADDRESS AS ABOVE

(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 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 10' between units from PL, Rear 10' bet. units from PL Parking Req'mt 2

Maximum Height        Special Conditions       

CENSUS 6 TRAFFIC 29 ANN#       

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 Ebe Elami Date 10/18/00

Department Approval Antonia Costello Date 10/18/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>13483</u>
Utility Accounting	<u>CMC</u>		Date <u>10/18/00</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)

ACCEPTED JLC 10/18/00  
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.

LOT 5  
BLOCK 4

garage

DRIVE  
WAY

DRIVE OK  
EH  
10/17/00

585 1/2 GRAND CASCAD WAY



ACCEPTED SLC 10/18/00  
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.

Lot 5  
Block 4

garage

Revised  
ACCEPTED SLC 11/2/00  
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 WAY

DRIVE OK  
EH  
10/17/00

585 1/2 GRAND CASCAD WAY

