

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

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

BLDG PERMIT NO. 82751



Your Bridge to a Better Community

BLDG ADDRESS 2849 GRAND View Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2943-072-20-011 SQ. FT. OF EXISTING BLDGS ✓

SUBDIVISION FHUS Filing # 1 TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING # 1 BLK 5 LOT 3 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. 6 81502 USE OF EXISTING BUILDINGS SIF Residence

(1) TELEPHONE 241-2672 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

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

(2) ADDRESS AS ABOVE

(2) TELEPHONE //

**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 \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions Engineered foundation required ACC required

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 the customer Date \_\_\_\_\_

Department Approval by Kayleen Henderson Date 12-28-01

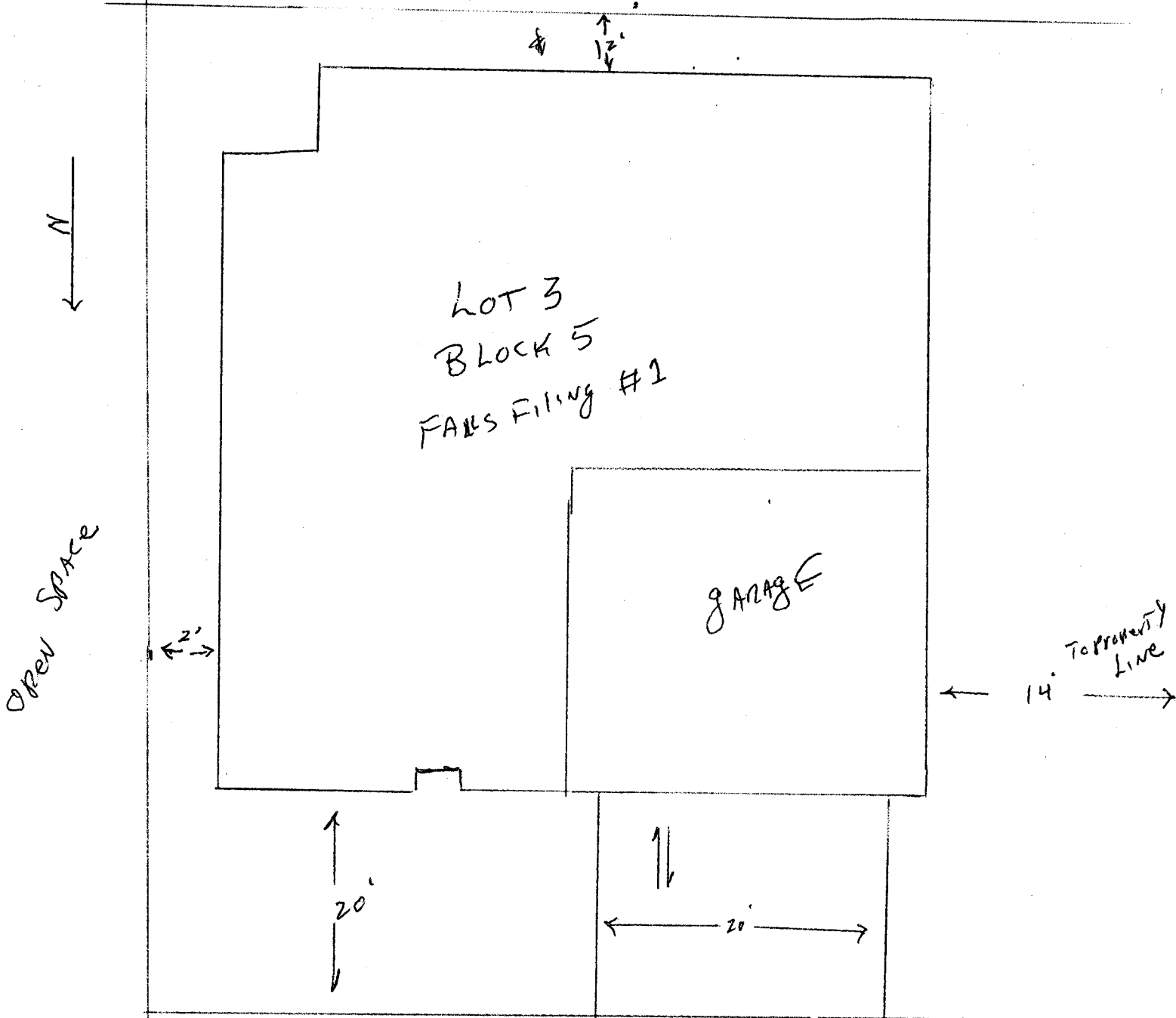
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14458</u>
Utility Accounting	<u>T. Bensey</u>	Date	<u>12/28/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

TAX # 2943-072-20-011

open space



12-28-01

**ACCEPTED**

*Gayleen Henderson*

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.

2849

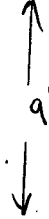
GRAND VIEW COURT

DRIVE OK

SH 12/28/01

TAX # 2943-072-20-011

Open Space



LOT 3  
BLOCK 5  
FALLS FILING #1

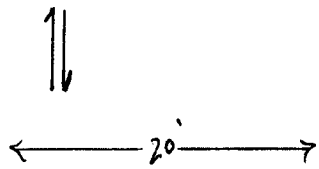
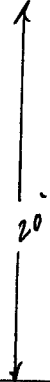


open space

open space

Revised 11/15/02

ACCEPTED *C. Jay Gibben*  
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APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
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LOCATE AND IDENTIFY EASEMENTS  
AND DEPARTMENT LINES



2849 GRAND VIEW COURT