

FEE \$	10.00
TCP \$	0
SIF \$	2750 0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 86494



Your Bridge to a Better Community

BLDG ADDRESS 582 GRANDVIEW CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2943-072-20-014 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FALLS FILING # 1 TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 5 LOT 6 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

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

(1) ADDRESS BOX 2743 G.J. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241-2672 DESCRIPTION OF WORK & INTENDED USE NE HOME

(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 _____

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 60%

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

Between units
 Side 10' from PL, Rear 5' from PL
 Parking Req'mt 2

Maximum Height 35' Special Conditions ltr from licensed engineer reqd ACC approval required

CENSUS 10 TRAFFIC 22 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).

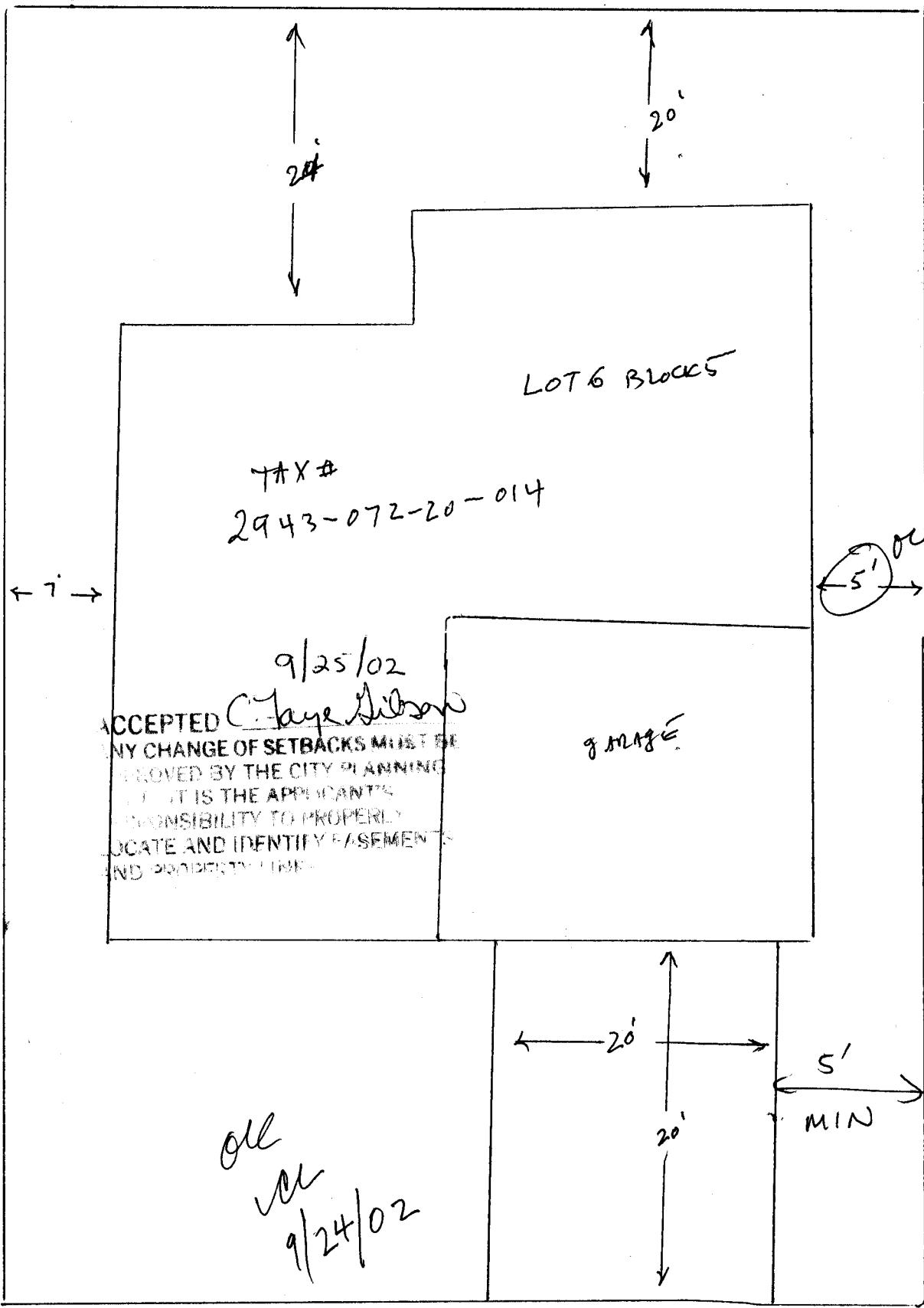
Applicant Signature Ebe Esлами Date 9/23/02

Department Approval S.H.C. Faye Nelson Date 9/25/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15319</u>
Utility Accounting	<u>Tracy Shupe</u>		Date <u>9/25/02</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)



TAX #
2943-072-20-014

LOT 6 BLOCK 5

9/25/02

ACCEPTED C. JAYE SIMON
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

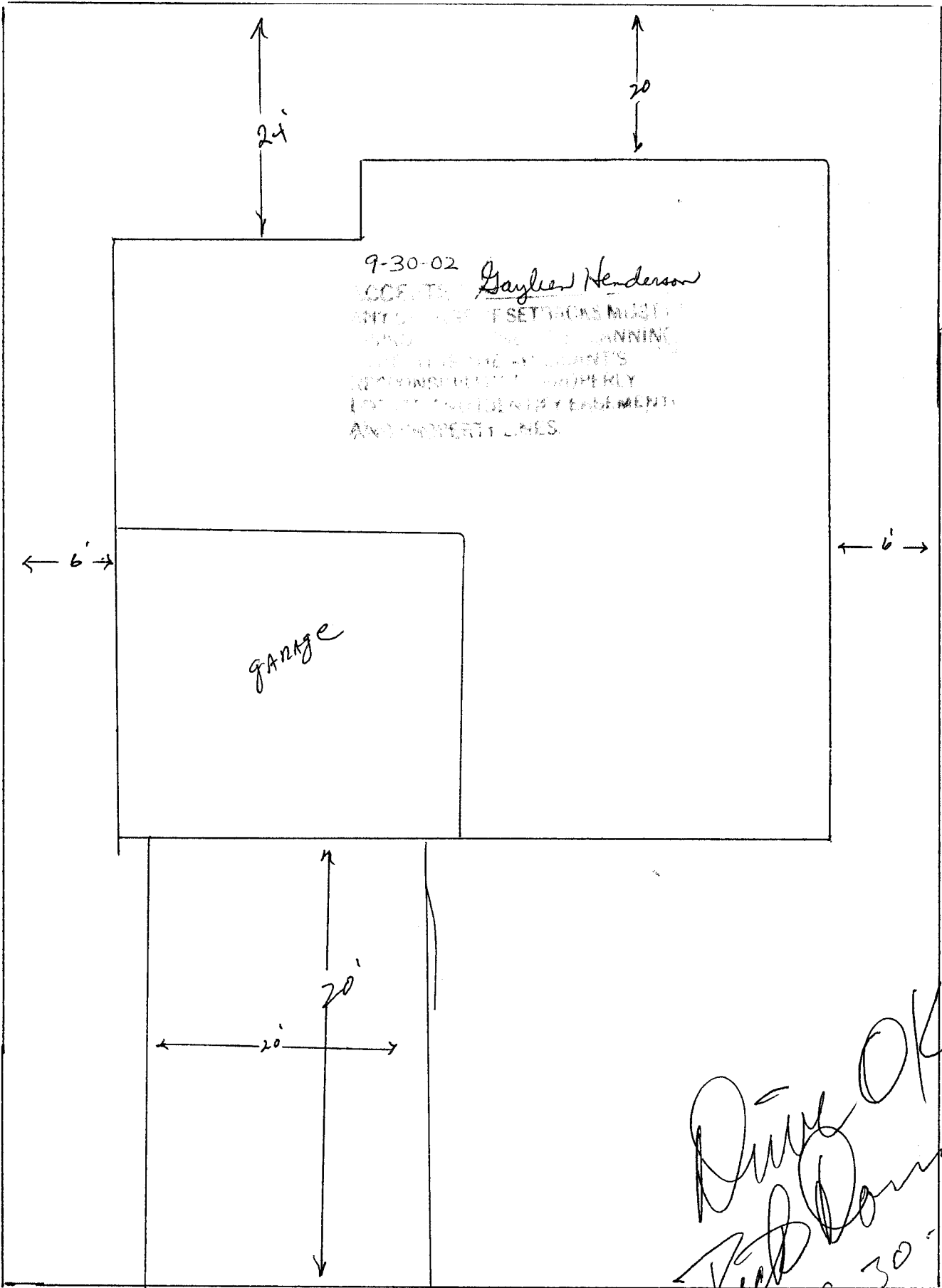
garage

all
✓
9/24/02

WOULBE 5' FROM NEXT HOUSE

582 GRAND VIEW CT.

OVER SPACE



WALL BE 5' FROM NEXT HOUSE

Done OK
 Paul Jones
 9-30-02

582 GRAND VIEW CT.