

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

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

BLDG PERMIT NO. 85437



Your Bridge to a Better Community

BLDG ADDRESS 2845 GRANDVIEW CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1350

TAX SCHEDULE NO. 2943-072-20-013 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION FALLS FILING #1 TOTAL SQ. FT. OF EXISTING & PROPOSED 1350

FILING 1 BLK 5 LOT 5 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER DINOSAUR ENT. INC. NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS Box 2743 J.J. Co. USE OF EXISTING BUILDINGS Single FAMILY HOME

(1) TELEPHONE 241-2672 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION

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

(2) ADDRESS Box 2743

(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 PP 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't 2

Maximum Height 10' Required Special Conditions None Required

btwn units CENSUS _____ TRAFFIC _____ ANN# _____
Engineered Foundations Required.

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 Ere Eslemi Date 7/8/02

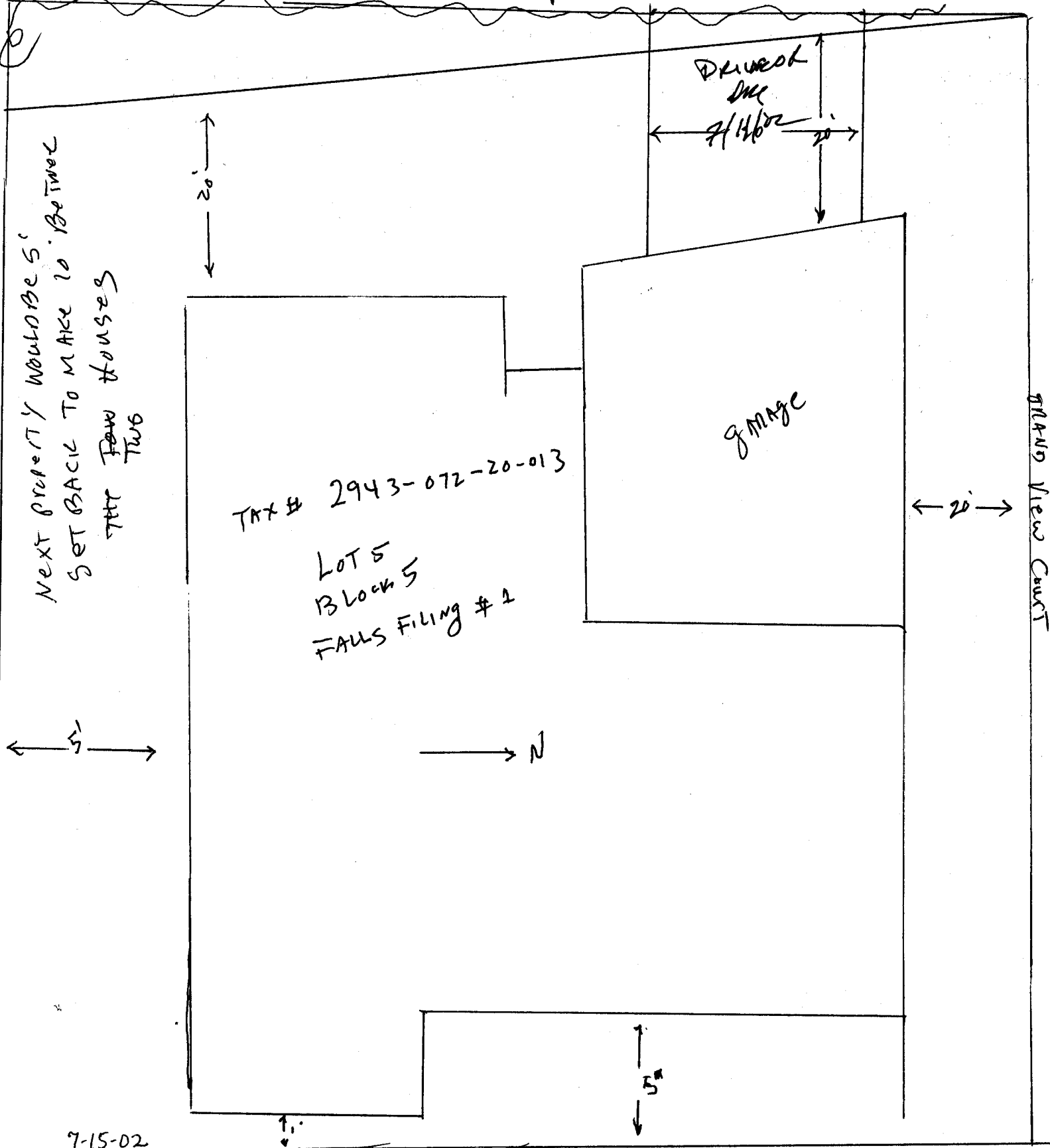
Department Approval Gayleen Henderson Date 7-15-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15096</u>
Utility Accounting	<u>[Signature]</u>		Date _____

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)

2845 GRAND VIEW COURT



NEXT PROPERTY WOULD BE 5'
SET BACK TO MAKE 10' BETWEEN
THE TWO HOUSES

TAX # 2943-072-20-013
LOT 5
BLOCK 5
FALLS FILING # 2

Driveway

7' 1/2' 20'

GARAGE

← 20' →

GRAND VIEW COURT

← 5' →

→ N

↓ 5' ↓

7-15-02

ACCEPTED *Gayle Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
ABILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
ON PROPERTY LINES.

Open space