

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 83590



Your Bridge to a Better Community

BLDG ADDRESS 2847 GRAND VIEW CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1350

TAX SCHEDULE NO. 2943-072-20-012 SQ. FT. OF EXISTING BLDGS 0

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

FILING # 1 BLK 5 LOT 4 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. Co. 81502 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241-2672 DESCRIPTION OF WORK & INTENDED USE Single FAMILY 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 _____

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 foundations req'd
ACCO 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 [Signature] Date 3/13/02

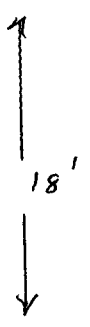
Department Approval [Signature] Date 3/13/02

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>14650</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/13/02</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)

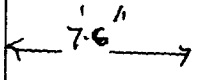
OPEN SPACE



TAX # 2943-072-20-012

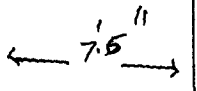
LOT 4
BLOCK 5
FALLS FILING # 1

OPEN SPACE

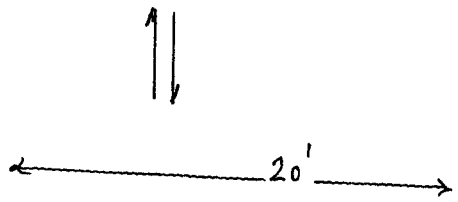
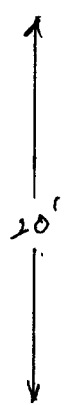


3/13/02
ACCEPTED *C. Faye Nelson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

OPEN SPACE



*DRAWN BY
DME
3/12/02*



2847 GRAND VIEW COURT

OPEN SPACE

↑
19'
↓

↑
25'
↓

TAX # 2943-072-20-012

LOT 4
BLOCK 5

FALS FILING #1

← 6'6" →

← 6'10" →

Revised 3/22/02

ACCEPTED C. Jaye Gibson
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPT. OF PUBLIC WORKS
RESPECTING THE EXACT
LOCATION OF SETBACKS, EASEMENTS
AND PROPERTY LINES.

garage

← 7'6" →

open space

open space

↑
↓

20'

← 20' →

↓
20'

2847 GRAMS View COURT