

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.	87090
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Your Bridge to a Better Community

BLDG ADDRESS 580 GRAND View CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2100

TAX SCHEDULE NO. 2943-072-20-015 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION FALLS FILING TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING 1 BLK 5 LOT 7 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

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

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

(1) TELEPHONE 241-2672 DESCRIPTION OF WORK & INTENDED USE new home

(2) APPLICANT FBE 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' 10' from units from PL, Rear 0' from PL Parking Req'mt 2

Maximum Height — Special Conditions —

CENSUS — TRAFFIC — ANNEX# —

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 Esami Date 12/27/02

Department Approval Dan Henderson Date 1-7-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15608</u>
Utility Accounting	<u>T. Bensley</u>		Date <u>1/7/03</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)

open space

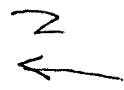


LOT 1 Block 5

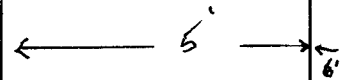
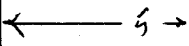
2943-072-20-015

1/7/03

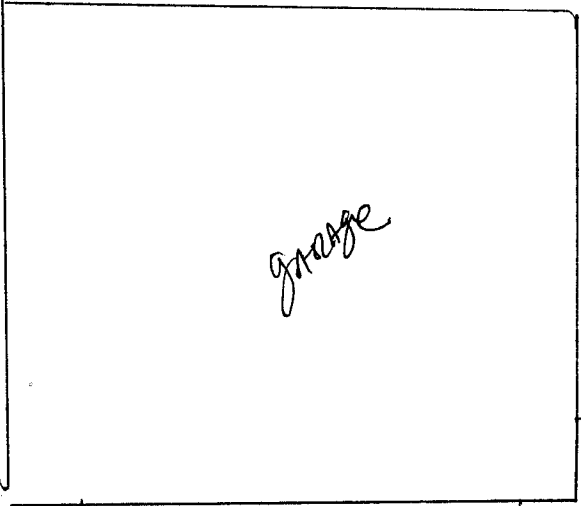
ACCEPTED BY Faye Gibson
IN CHANGE OF SETBACKS LISTED
AND PROPERTY LINES



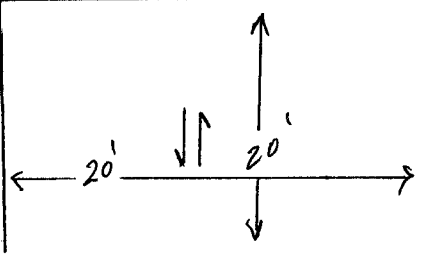
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W
12/30/02



580 GRAND VIEW CT.