

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

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

BLDG PERMIT NO. 89897



Your Bridge to a Better Community

BLDG ADDRESS 2846 GRAND VIEW CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

TAX SCHEDULE NO. 2943-072-33-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION DINOSAUR TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

FILING 2 BLK _____ LOT 2

NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: _____ After: 1 this Construction

(1) OWNER DINOSAUR ENT. INC.

(1) ADDRESS Box 2743 g.j. Co.

(1) TELEPHONE 241-2672

(2) APPLICANT EBE ESLAMI

(2) ADDRESS { AS ABOVE }

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE NEW HOME

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

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)
 or _____ from center of ROW, whichever is greater

Side 0'/10' btwn units from PL, Rear 0'/10' btwn units from PL

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions _____

Maximum Height _____

CENSUS D TRAFFIC _____ ANNEX# _____
stating

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 Eslami Date 6/9/03

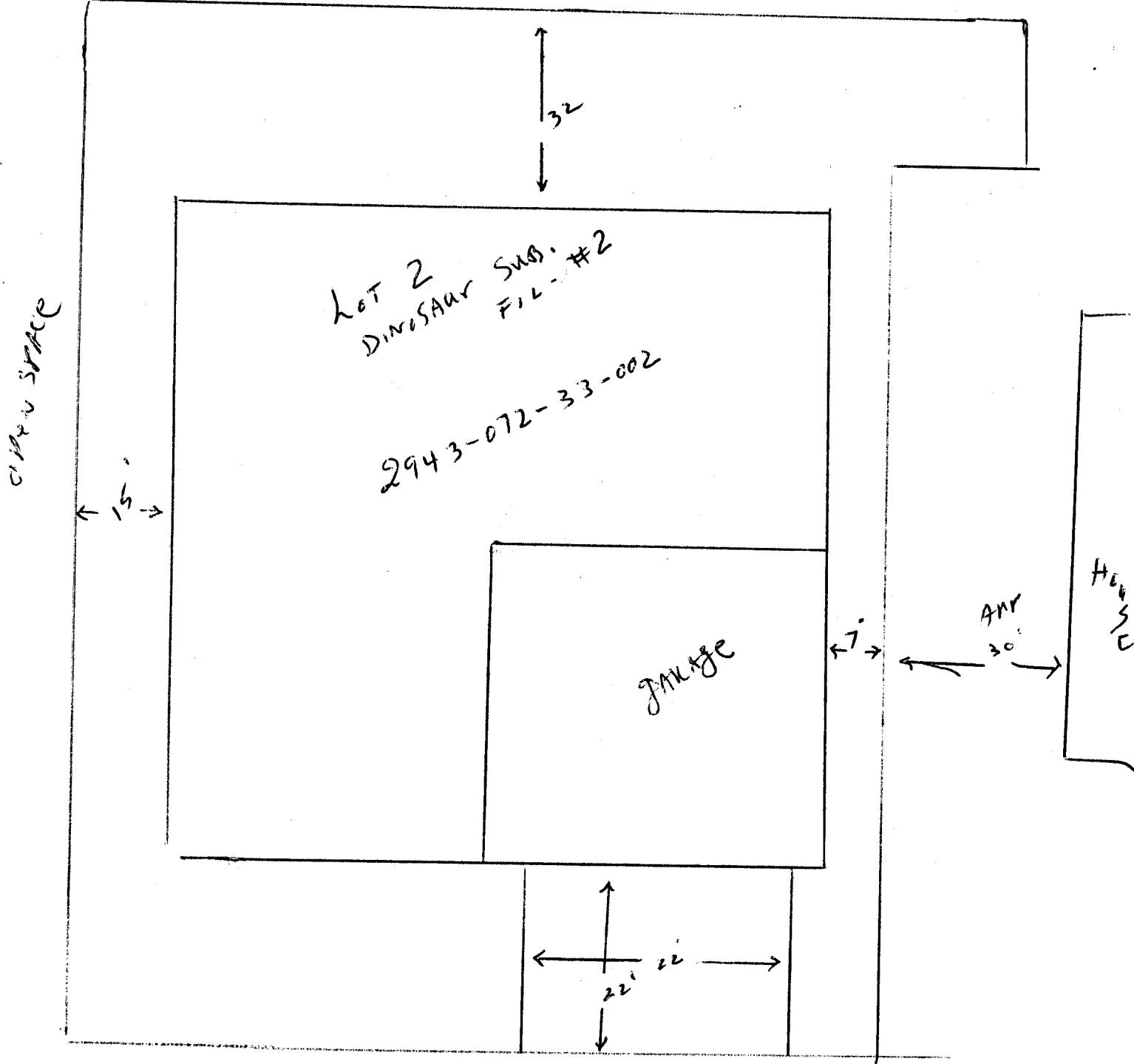
Department Approval H. M. Miskin Date 6/9/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>6168</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/9/03</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)

ACCEPTED *Alaska Mason* 6/9/03
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.

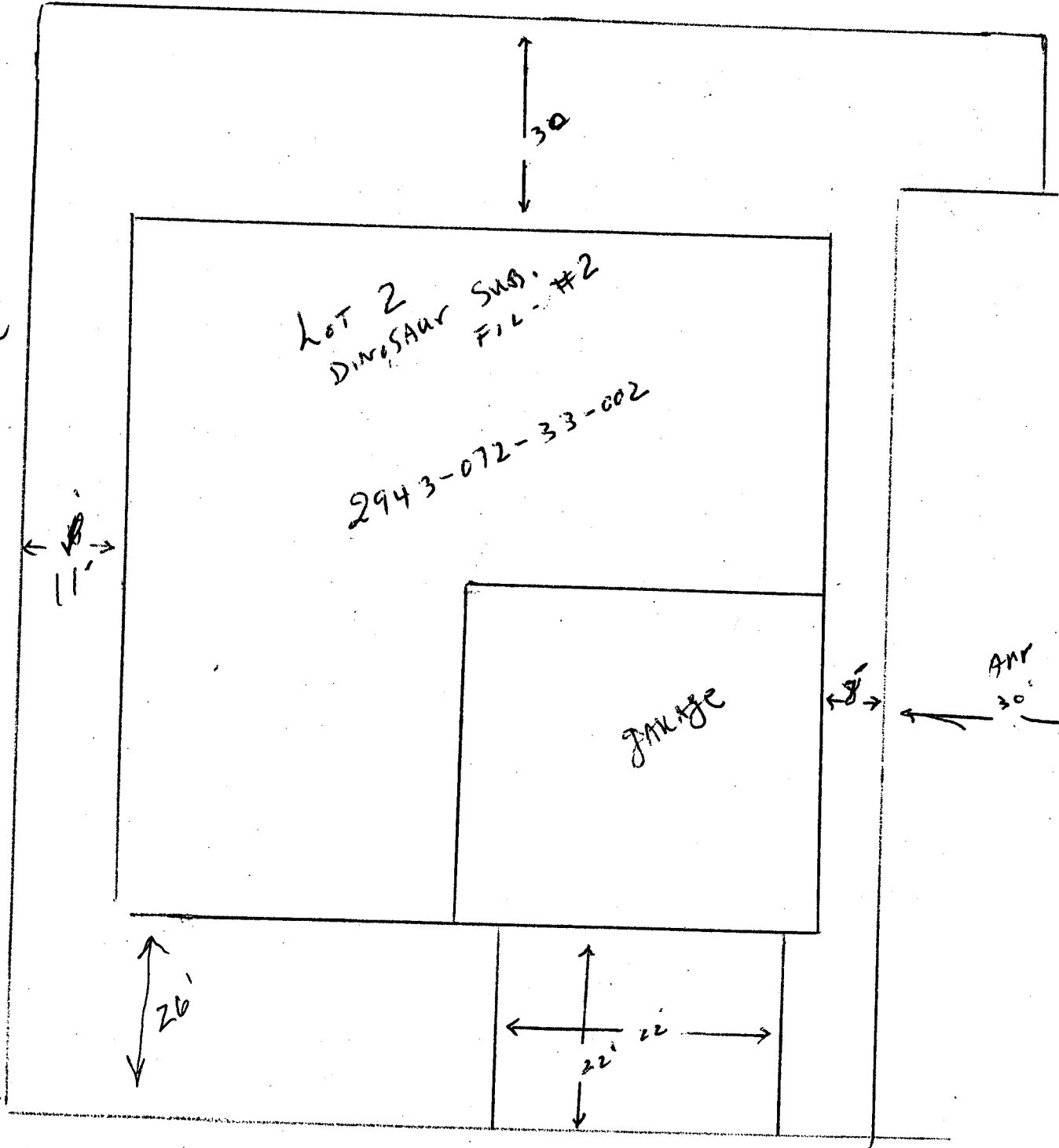


2846 GRAND VIEW CT.

DRIVE OK
44 6/6/03

Revised Gary Gibson 6/26/03
City of Madison 6/19/03

ACCEPTED
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

LOT 2
DINOSAUR SUB. #2
2943-072-33-002

GARAGE

2846 GRAND VIEW CT.

DRIVE OK
24 6/6/03