

FEE \$	10 ⁰⁰
TCP \$	1589 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 742 Beaver Lodge
Parcel No. 2701-341-00-142 (parent)
Subdivision Blue Heron Meadow SUB.
Filing 1 Block 1 Lot 1

No. of Existing Bldgs — No. Proposed 1
Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 3400
Sq. Ft. of Lot / Parcel ~ 12,600 ±
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure 28' Approx.

OWNER INFORMATION:

Name DINO SAUR ENTER. INC.
Address Box 2743
City / State / Zip G.J.C. 81502

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name EBE ESLAMI
Address Box 2743
City / State / Zip G.J.C. 81502
Telephone 241-2672

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

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Fire Department Approval Req.</u>
Voting District <u>B</u> Driveway Location Approval <u>STAR</u> (Engineer's Initials)	_____

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).

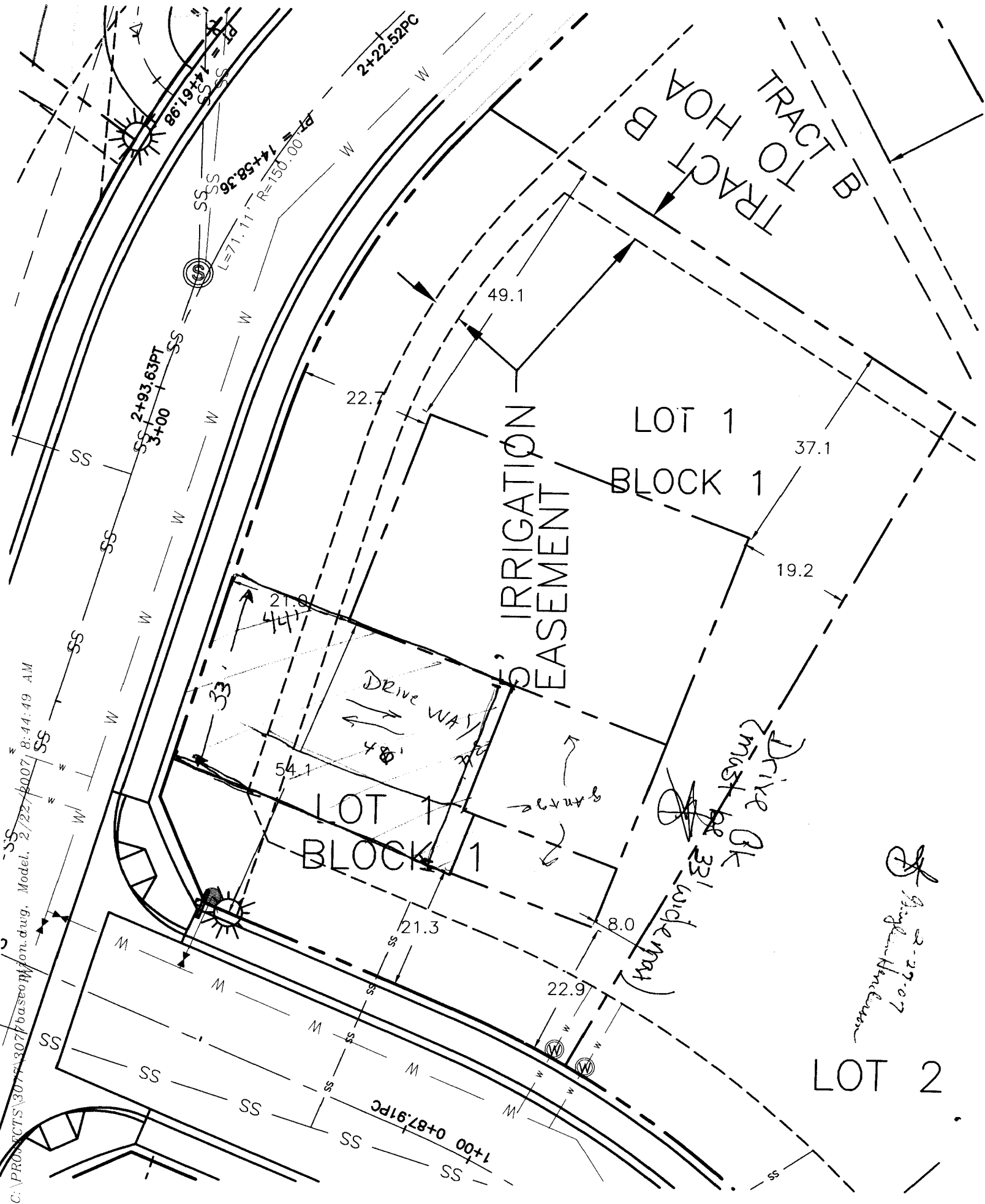
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2/21/07
Department Approval JAR Wendy Apur Date 2/21/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19995</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/27/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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2-27-07
10-6-07

LOT 2

LOT 1
BLOCK 1

LOT 1
BLOCK 1

IRRIGATION
EASEMENT

TRACT B
TO HOA B

SS 2+93.63PT
3+00
SS 2+22.52PC
SS 1+00 0+87.91PC
SS 86'19"±
SS 14'±
SS 71'±
SS 150'±
SS 22.7
SS 49.1
SS 37.1
SS 19.2
SS 21.8
SS 44.1
SS 33'
SS 54.1
SS 21.3
SS 22.9
SS 8.0

DRIVE WAS
48'

DRIVE BK
(must be 33' wide max)