

DATE SUBMITTED: 8/21/85

PERMIT # 23864

FEE 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 588 Grand Cascade Way SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: The Falls SQ. FT. OF LOT: \_\_\_\_\_

FILING # 1 BLK # 1 LOT # 16 NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: 2943-072-16-040 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Donald Fiscus USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 588 Grand Cascade Way Res.

PHONE: 242-6008 SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE: Redwood Deck

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### FOR OFFICE USE ONLY

ZONE: PR5 FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20 S 0 R 5 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_ CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_ TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/21/85

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

↑ N

HORIZON DRIVE

Property Line Approx

Parking Area

Glenbrook & Willowbrook Bldgs.

Grand Valley Canal

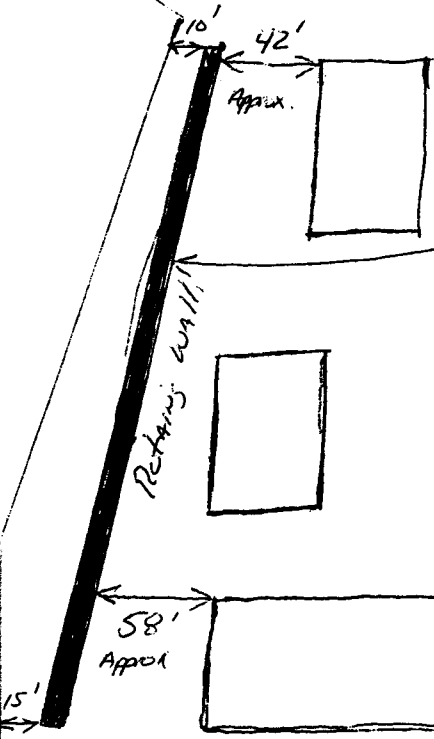
Retaining Wall

Proposed Retaining WALL

CRISTINA Buildings

Lake

Lakeside Subdivision



45  
57  
21  
↑ N