

DATE SUBMITTED: 3-10-88

PERMIT # 29738

FEE \$75⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 589 GRAND CASCADE COURT

SQ. FT. OF BLDG: 2676 APPROX

SUBDIVISION: THE PALMS

SQ. FT. OF LOT: APPR 9752

FILING # 1 BLK # 4 LOT # 192

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-072-19-011 and 012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: ALVIN J. & MURIEL L. MYERS

ADDRESS: 1700 ORCHARD AVE

USE OF ALL EXISTING BUILDINGS:

PHONE: 242-1727

DESCRIPTION OF WORK AND INTENDED USE:

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

NEW RESIDENCE

FOR OFFICE USE ONLY

ZONE: PR-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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: 3-10-88

APPROVED BY: Linder

Alvin Myers
SIGNATURE



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

December 23, 1986

Mr. Alvin J. Myers
1700 Orchard Avenue
Grand Junction, CO 81501

Dear Mr. Myers:

I appreciate your patience in waiting for my reply regarding the information on your property in the Falls Subdivision.

After reviewing numerous files on the Falls Subdivision proposal, I've been able to determine that there was never an improvements agreement for Filing 1. What this means is that in the absence of any other formal agreement, the developer is not responsible to the City for completion of streets, curbs, etc. That doesn't necessarily mean that lot owners such as yourself do not have legal recourse with the developer to see the completion of such improvements.

Normally, building permits will not be released on lots for which improvements are incomplete, but in your case, your request will be approved upon submittal of a site plan, building plans, etc.

Since the streets have not been completed and have not been accepted into the City's street system, any and all responsibility for maintenance, installation of improvements, and liability will rest on the property owners and/or developer, who might purchase the remainder of the project.

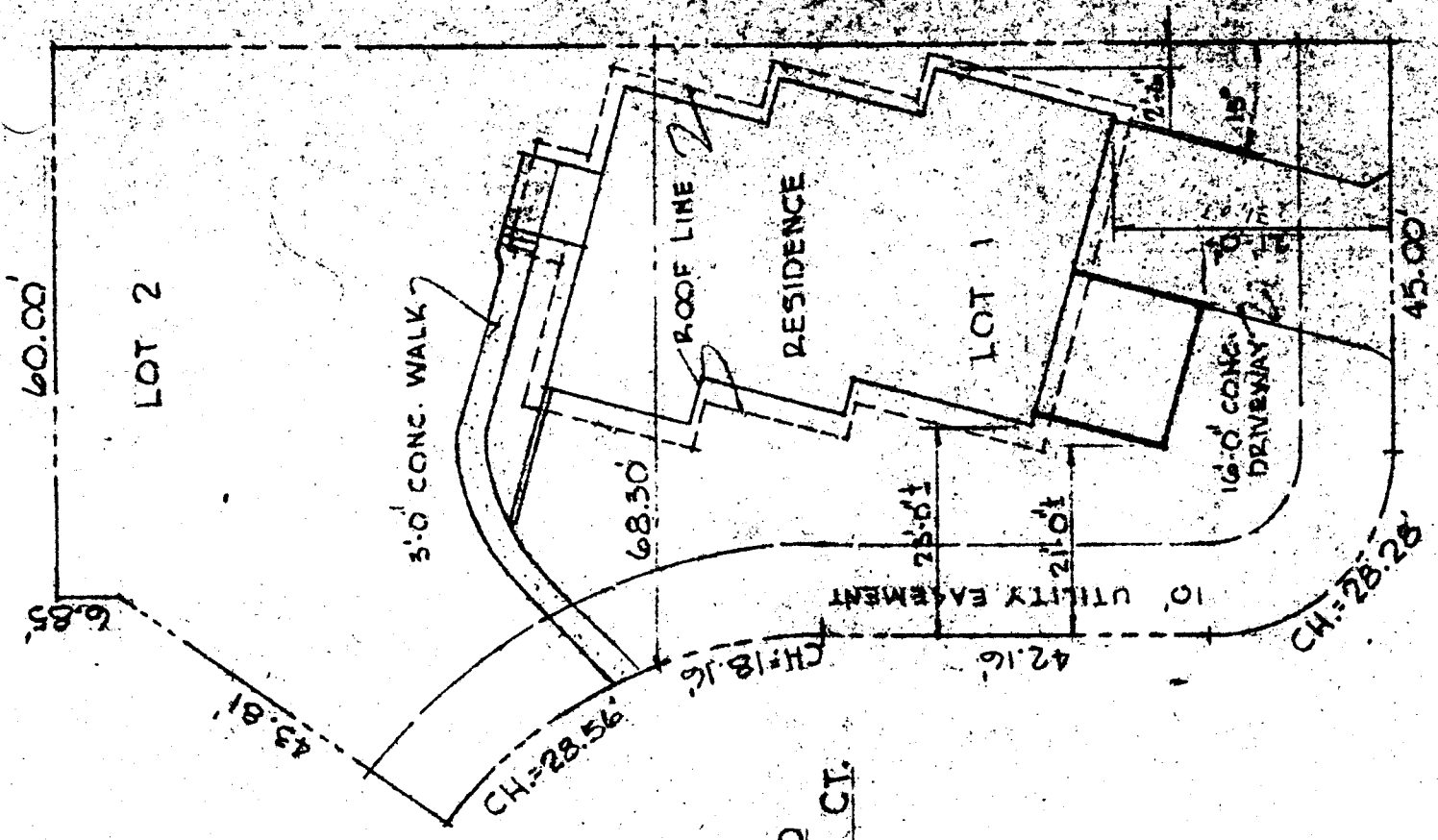
I hope, Mr. Myers, that this answers your questions. If you need any further assistance, please feel free to contact me.

Sincerely,

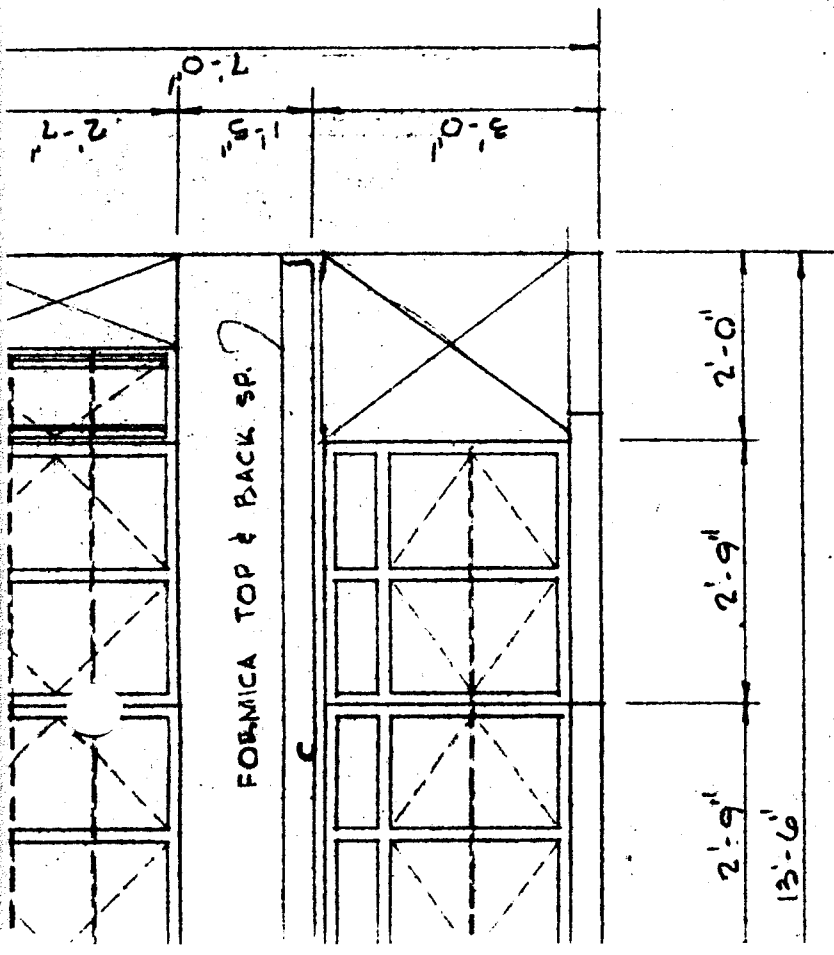
A handwritten signature in cursive script that reads "Mike Sutherland".

Michael E. Sutherland
City Development Planner

MES/tt

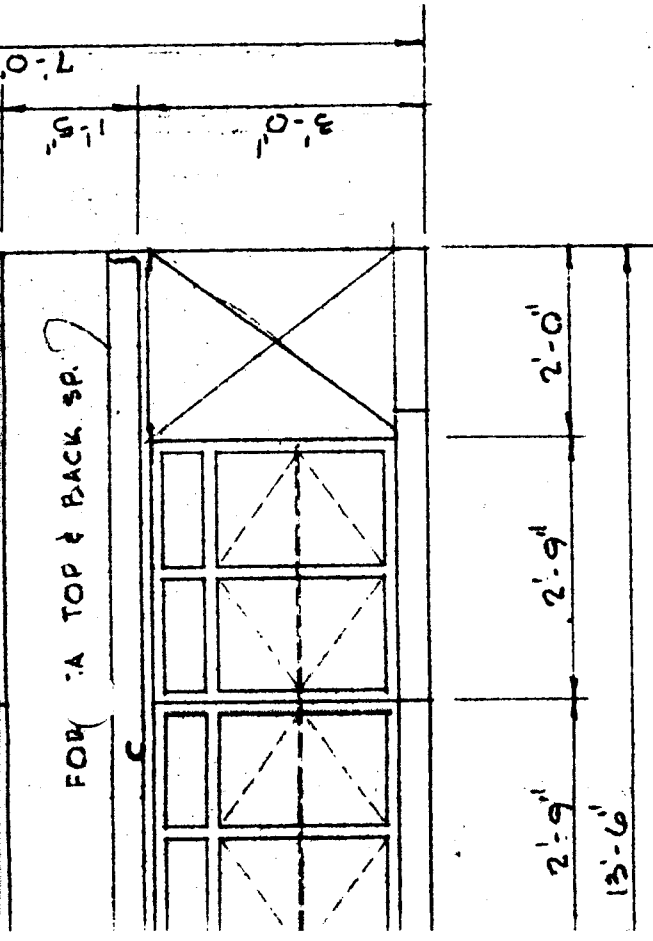


GRAND
CASCADE CT.



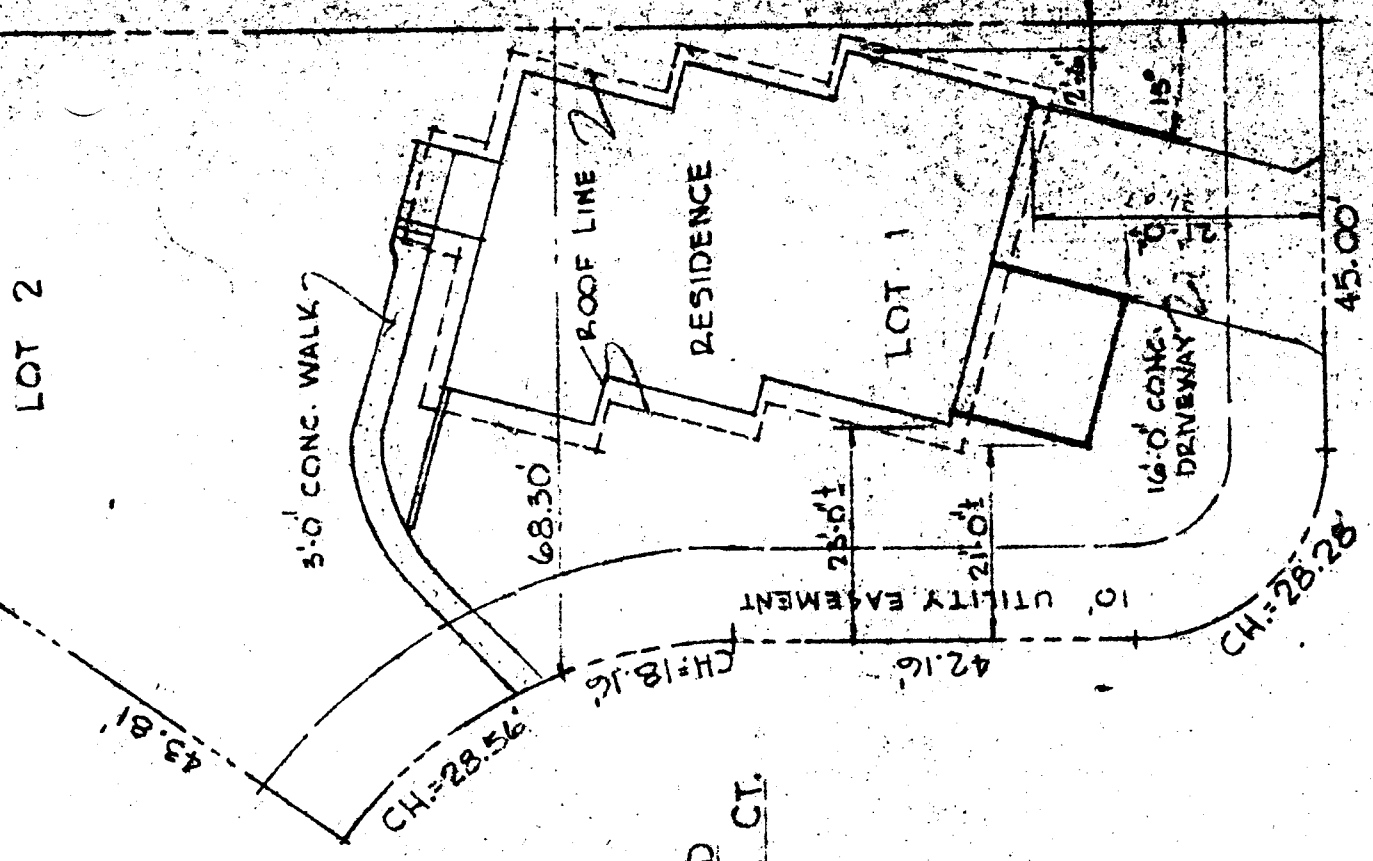
FORMICA TOP & BACK SP.

CABINET DETAILS



CABINET DETAILS

GRAND CASCADE CT.



GRAND CASCADE ROAD

LEGAL DESCRIPTION

LOTS NO. 1 & 2 BLOCK NO. 4
 THE FALLS - FILING NO. ONE AS AMENDED
 MESA COUNTY, COLORADO.

