

DATE SUBMITTED: 4/14/92

PERMIT NO. 41804 ✓

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 593 1/2 GRAND CASCADE WAY SQ. FT. OF BLDG: 2200

SUBDIVISION THE FALLS SQ. FT. OF LOT: 4103.45

FILING # ONE BLK # TWO LOT # 5 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-072-17-015 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
434-6587 PLANNED CONSTRUCTION: 0

OWNER JOHN SIEGFRIED USE OF EXISTING BUILDINGS: N/A

ADDRESS PO BOX 9088 G.J. CO. F1501

TELEPHONE: (303) 241-5331 241-7025 DESCRIPTION OF WORK AND INTENDED USE:  
SINGLE FAMILY 3 BED RM 1 1/2 BATH  
1 1/2 STORY.

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE PR-8 FLOODPLAIN: YES        NO       

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES        NO       

SIDE 10' REAR 0' CENSUS TRACT: 6 TRAFFIC ZONE: 29

MAXIMUM HEIGHT        PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS: Attached sidewalk to curb  
is required prior to issuance  
of C.O.

Engineered foundation Reg'd File # 131-78 / # 13-79  
Driveway & sidewalk permits are reg'd  
CASH ESCROW IN FINANCE DEPT FOR SIDEWALK

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and 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.

[Signature]

Department Approval

5-6-92

Date Approved

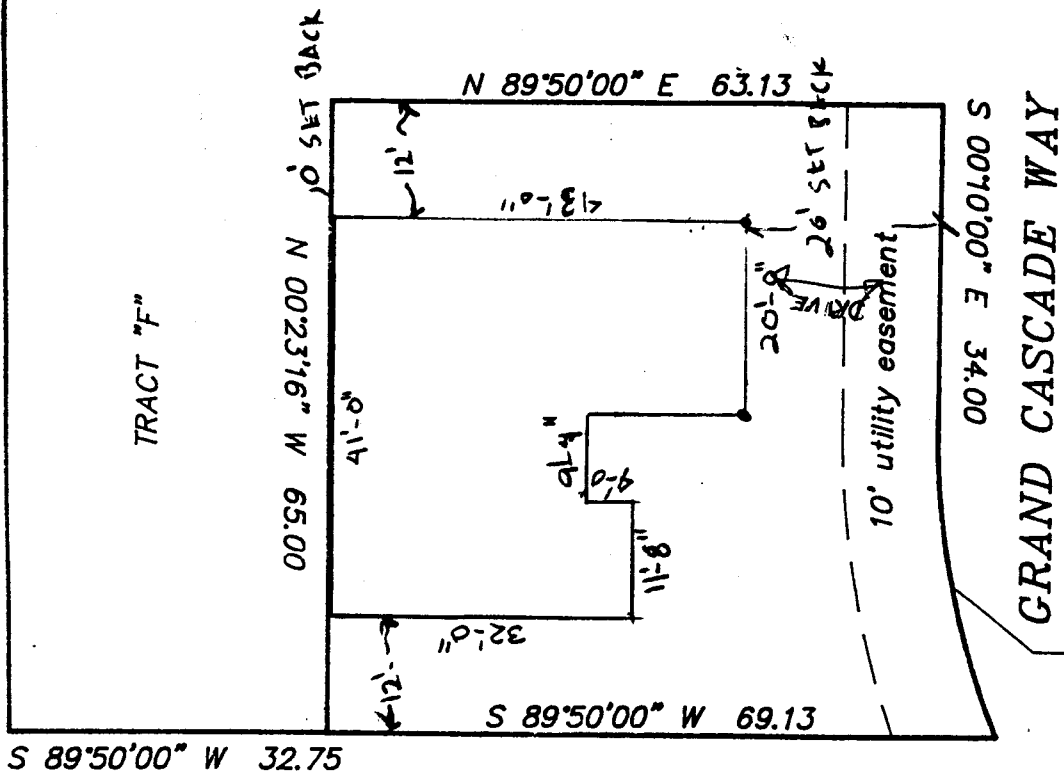
[Signature]

Applicant Signature

Date

TO Bldg Dept  
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

City Community Dev. Dept. needs to sign off on C.O. Please



A=31.83  
 R=80.00  
 D=22°47'46"  
 B=N 11°33'58" W  
 C=31.62  
 T=16.13

**DESCRIPTION**

LOT 5, BLOCK TWO  
 THE FALLS - FILING NO. ONE  
 AS AMENDED  
 MESA COUNTY, COLORADO

**LEGEND & NOTES**

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

Tax# 2943-072-17-015

ACCEPTED *[Signature]* 5-9-92  
 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.



JOHNNIE A. SIEGFRIED  
TONY SARVER  
CONSTRUCTION ACCOUNT  
593 1/2 GRAND CASCADE WAY  
GRAND JUNCTION, CO 81503

1001

82-91/1021

PAY  
TO THE  
ORDER OF

*City of Grand Junction*  
*with amount paid*

*May 6 1992*

\$1,000.00

DOLLARS



Northwest Bank Grand Junction, N.A.  
(303) 242-8822  
2808 North Avenue  
Grand Junction, Colorado 81501

FOR

*[Signature]*

⑈001001⑈ ⑆102100918⑆ 606 1042738⑈

For Guarantee of sidewalk <sup>construction</sup> improvement for The Falls  
to be constructed at 593 1/2 GRAND CASCADE WAY (Lot 5, Blk 2) filing #1  
Check deposited with city finance Dept on May 6, 1992

(SEE JIM FLYNN)  
FOR ESCROW #