

This Clearance replaces the clearance issued 11/23-24/93 which was revoked.

DATE SUBMITTED 12/15/93

BUILDING PERMIT NO. 47379

FEE \$ paid

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 5907 1/2 28 1/2 Rd

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1460

SUBDIVISION The Falls

SQ. FT. OF EXISTING BLDG(S) 0

FILING 1 BLK 1 LOT 18

TAX SCHEDULE NO. 2943-092-16-041 NO. OF FAMILY UNITS 1

OWNER Donald Thompson

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 1306 N. 25th

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 303-241-3811

New home

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 20' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side * from property line 10' required between units

CENSUS TRACT 6 TRAFFIC ZONE 28

Rear 0 from property line

PARKING REQ'MT —

Maximum Height —

SPECIAL CONDITIONS: This lots portion of 28 1/2 Rd improvements have been paid (\$3815.64)

Maximum coverage of lot by structures —

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Kathy Portman

Applicant Signature Donald Thompson

Date Approved 12/15/93

Date 12-15-93

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

(White: Planning)

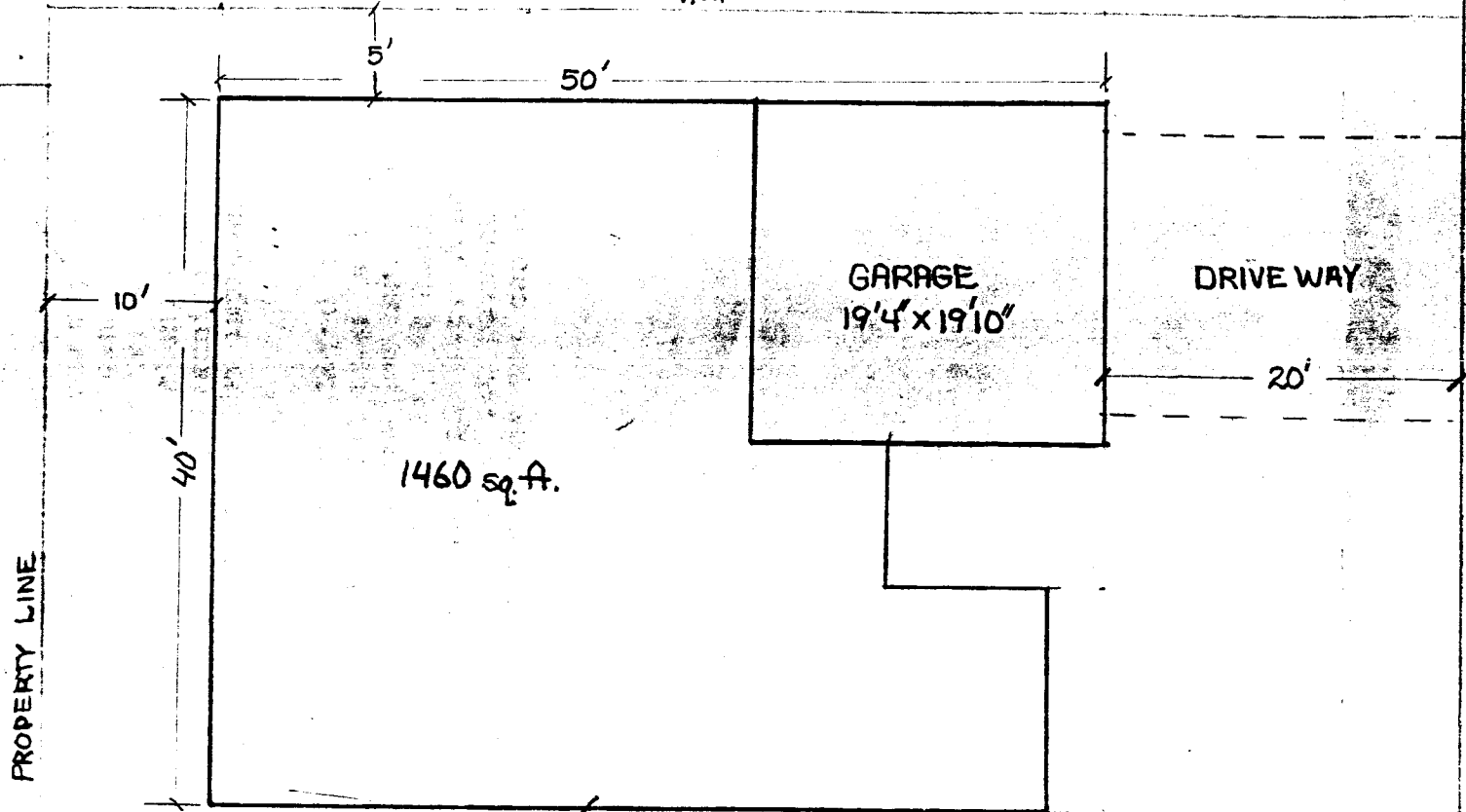
(Yellow: Customer)

(Pink: Building Department)

VACANT

LOT 41 VACANT

P.L.



28 1/2 ROAD

LOT 43 VACANT

KP 12/15/93

ACCEPTED MP 11-30-93
 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.

20'

LOT 42 (18) BLOCK 1

P.L.

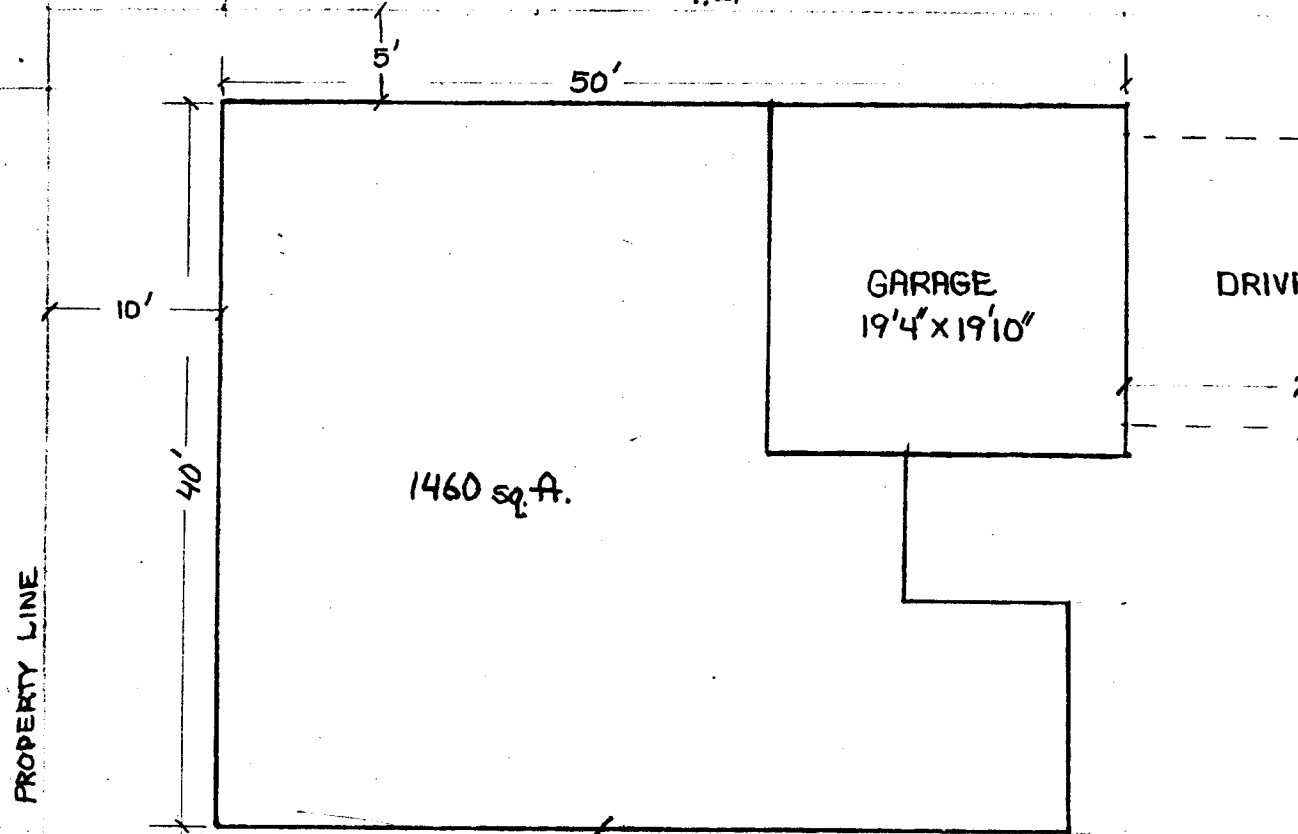
NORTH GRANDEUR COURT

SCALE 1" = 3/32" IN

VACANT

LOT 41
VACANT

P.L. LINE



LOT 43
VACANT

ACCEPTED MP 11-30-93
 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.

20'

LOT 42 (1B)
BLOCK 1

P.L. LINE

NORTH GRANDEUR COURT

9009-0570-00-0

DATE SUBMITTED 11/23/93

BUILDING PERMIT NO. _____

FEE \$ 5.00

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

BLDG ADDRESS 597 1/2 28 1/2
SUBDIVISION The Falls
FILING 1 BLK 1 LOT 18
TAX SCHEDULE NO. 2943-072-16-042
OWNER Donald Thompson
ADDRESS 1306 N 25th #202
TELEPHONE 303-241-3811

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1460 sq ft
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
DESCRIPTION OF WORK AND INTENDED USE: New Home

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater.
Side 0 from property line
Rear 0 from property line

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 6 TRAFFIC ZONE 28
PARKING REQ'MT _____

Maximum Height _____
Maximum coverage of lot by structures _____

SPECIAL CONDITIONS: 28 1/2 Rd is unimproved. Future improvements to 28 1/2 Rd Comb, subject to all as well as all cut-de-sacs will be the responsibility of the property owners. Engineered foundations required

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Kathy Perkins
Date Approved 11/24/93

Applicant Signature Donald Thompson
Date 11-23-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

December 9, 1993

Donald Thompson
1306 N. 25th #202
Grand Junction, CO 81501

Dear Mr. Thompson:

This is in follow-up to the Planning Clearance issued to you on 11/23/93 for the property located at 597 1/2 28 1/2 Road (lot 18, block 8, Filing 1 of the Falls). On the clearance you had listed yourself as the owner of the property. We since learned that you have not yet closed on the property and that John Siegfried is in fact the current owner of the property. As you may know the permit should not have been issued without some financial guarantee for the improvements to 28 1/2 Road as long as Mr. Siegfried, as the developer, was the owner of the lot. Since then, we have made the administrative decision to not issue any Planning Clearances for lots on the unimproved 28 1/2 Road until the improvements are in place or financially guaranteed.

Therefore, because the property owner as listed on the Planning Clearance dated 11/23/93 for 597 1/2 28 1/2 Road is incorrect, the Clearance is hereby revoked. I understand Mr. Siegfried is planning on financing the improvements to 28 1/2 Road, the cost of which has been determined to be \$3,815.64 per lot. A new Clearance for this lot will not be issued until that payment is made or somehow guaranteed. If you have questions you can contact me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor

xc: Building Department
City Utilities
John Siegfried

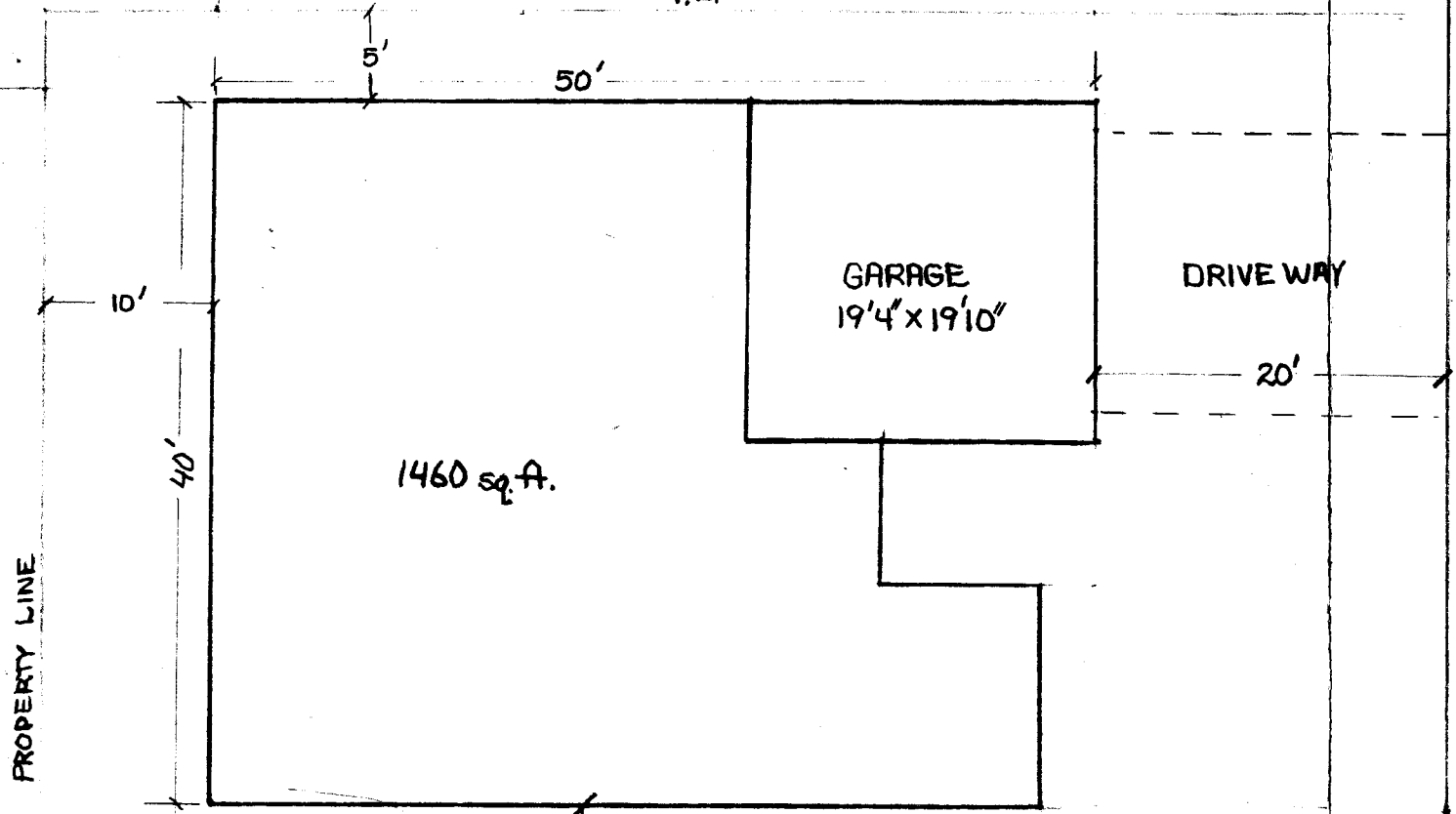


Printed on recycled paper

VACANT

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VACANT

P.L.



LOT 43
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