

DATE SUBMITTED: 10-14-93

PERMIT # 46646

FEE 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 591 <sup>Barnd</sup> Cascade Wry

SQ. FT. OF BLDG: ~~3000~~ 2613 To

SUBDIVISION: The Falls

SQ. FT. OF LOT: 7700 Total

FILING # 1 BLK # 2 LOT # 6+7

NUMBER OF FAMILY UNITS: 3850 <sup>4 lot</sup> One

TAX SCHEDULE NUMBER:  
2943-072-17-16 lot 6  
2943-072-17-17 lot 7

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
None

PROPERTY OWNER: Jerry Taylor

USE OF ALL EXISTING BUILDINGS:  
None

ADDRESS: 666 Patterson Rd

PHONE: 245-1604

DESCRIPTION OF WORK AND INTENDED USE:  
New Single Family Residence

SUBMITTALS REQ'D: TWO (2) 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: F 20 S 0 R 0  
10' between units

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 29

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: An Approvements Agreement & Letter of credit have been Recieved see File # 126-93

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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: OCT. 21, 1993

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

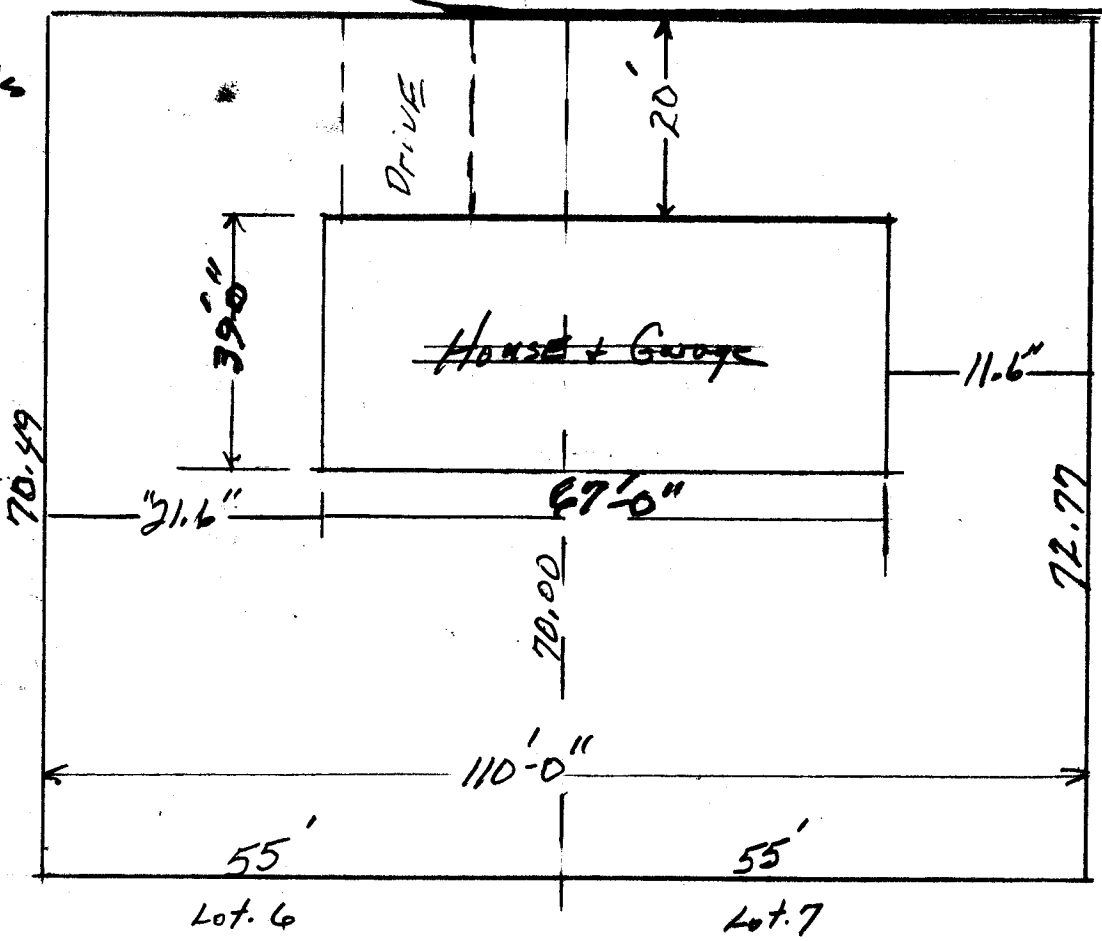
Patterson

F. Good

ACCEPTED 10-21-93 ~~DLB~~  
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.

591 Grand Cascade Way Way

~~Actual Set Backs~~  
  
~~Front 20'-0"~~  
~~East 11.6"~~  
~~West 21.6"~~  
~~South 11'-0"~~



Plot Plan

~~The Falls Sub~~  
~~Lot 6 & 7 Filing 1~~  
~~BLK-2~~

~~591 Grand Cascade Way~~