

FEE \$ 500

Replaced by new clearance issued 11/1/94

BLDG PERMIT NO 49878

### PLANNING CLEARANCE

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

No TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 597 N. Grandeur Ct. TAX SCHEDULE NO. 2943-072-16-043  
 SUBDIVISION The Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1866  
 FILING 1 BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER ALAN SISAK NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1258 COLORADO NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (1) TELEPHONE 241-3476 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT ALAN SISAK DESCRIPTION OF WORK AND INTENDED USE: BUILD RESIDENTIAL HOME  
 (2) ADDRESS 1258 COLORADO  
 (2) TELEPHONE 241-3476

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' (from PL) Rear 0' (from PL units) Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 6 TRAFFIC ZONE 28

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

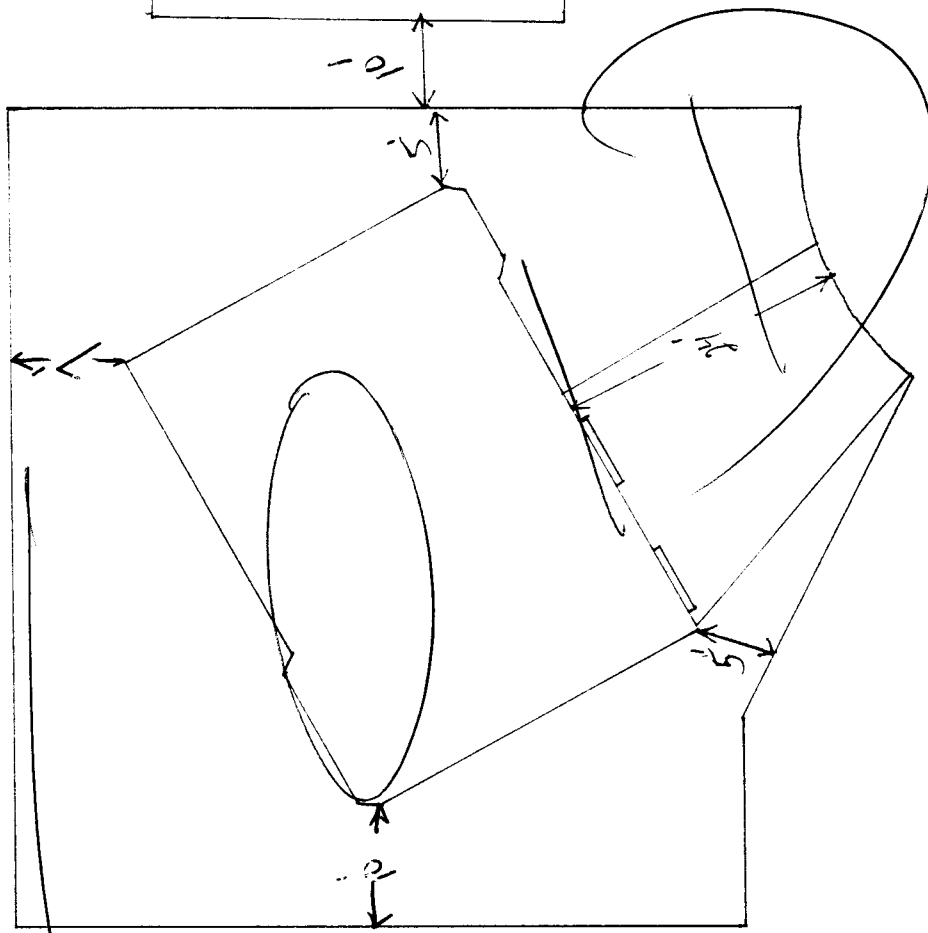
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature: D. [Signature] Date 8-17-94  
 Department Approval: Lonnie Edwards (RP) Date 8/31/94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 7821  
 Utility Accounting: Millie Fowler Date 9-1-94  
S/F home

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



597 N. Grandeur Ct.

ACCEPTED RSE 8/31/94  
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.



City Of Grand Junction, Colorado  
Community Development Department  
250 North Fifth Street  
81501-2668

11/16/94

The required setbacks for 597 N. Grandview Ct., The Falls, filing #1, Grand Junction, CO, are 20' front, 0' rear, 0' side with 10' required between units. The proposed home being built at the above address, as shown on the Planning Clearance dated 11/1/94, can be built to the property line provided no portion of the structure (including ~~the~~ eaves) extend over the property line and provided 10' is maintained between structures.

Kathy Portner  
Planning Supervisor

Telephone: (303) 244-1430

FAX: (303) 244-1599