

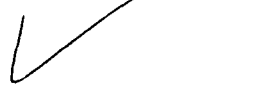
FEE \$ 10⁰⁰

BLDG PERMIT NO. 57031

500⁰⁰
TCP

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2844 1/2 ^{Grand} Cascade Ct TAX SCHEDULE NO. 2943-672-16-629

SUBDIVISION The Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18664

FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER John B. Curtis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1897 Monument Canyon Dr. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-7425 USE OF EXISTING BLDGS N/A

(2) APPLICANT John B. Curtis DESCRIPTION OF WORK AND INTENDED USE: Construct

(2) ADDRESS same 4 level single family residence

(2) TELEPHONE same n 22' high

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 PR Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) or 10' between units Parking Req'mt 2 spaces
from center of ROW, whichever is greater

Side 0' from PL Rear 0' from PL Special Conditions ACC approval required
as per covenants

Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 29

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 John B. Curtis Date 1-26-95

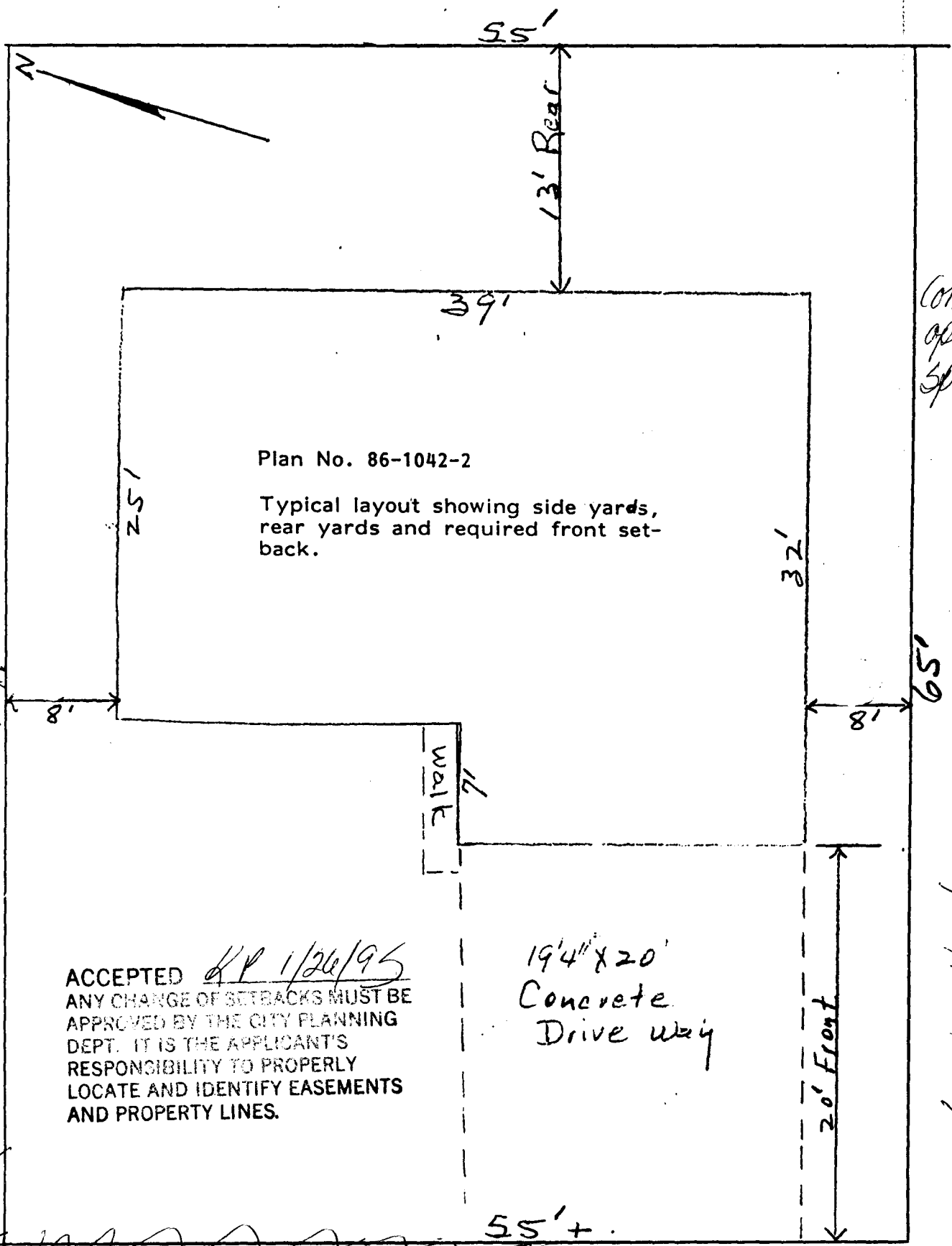
Department Approval Kathy Poston Date 1-26-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8085

Utility Accounting Richardson Date 1-26-95

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)



Vacant lot

Common open space

Front setback is 20' minimum

Plan No. 86-1042-2

Typical layout showing side yards, rear yards and required front setback.

ACCEPTED *HP 1/26/95*
 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.

19'4" x 20'
 Concrete Drive way

10' easement along front line

55' +

2844 1/2 Grand Cascade Court

Lot 5 Block 1 The Falls Subdivision

All measurements to foundation wall - this will be an additional 1' eave overhang