

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	0



BLDG PERMIT NO. 70922

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 587 GRAND CASCADE TAX SCHEDULE NO. 2943-072-19-013  
 SUBDIVISION: THE FALLS FILING #1 way SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400  
 #1 FILING BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER DINOSAUR ENVI. INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS Box 2743 g-j. G 81502 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-2672 USE OF EXISTING BLDGS SINGLE FAMILY  
 (2) APPLICANT EBE ESLAMI DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS Box 2743 g-j. G \_\_\_\_\_  
 (2) TELEPHONE 241-2672 new home

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

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 0' from PL Rear 0' from PL  
 Maximum Height \_\_\_\_\_ CENSUS 6 TRAFFIC 29 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Ebe Eslami Date 5/14/99  
 Department Approval Mike Pelletier Date 5/17/99

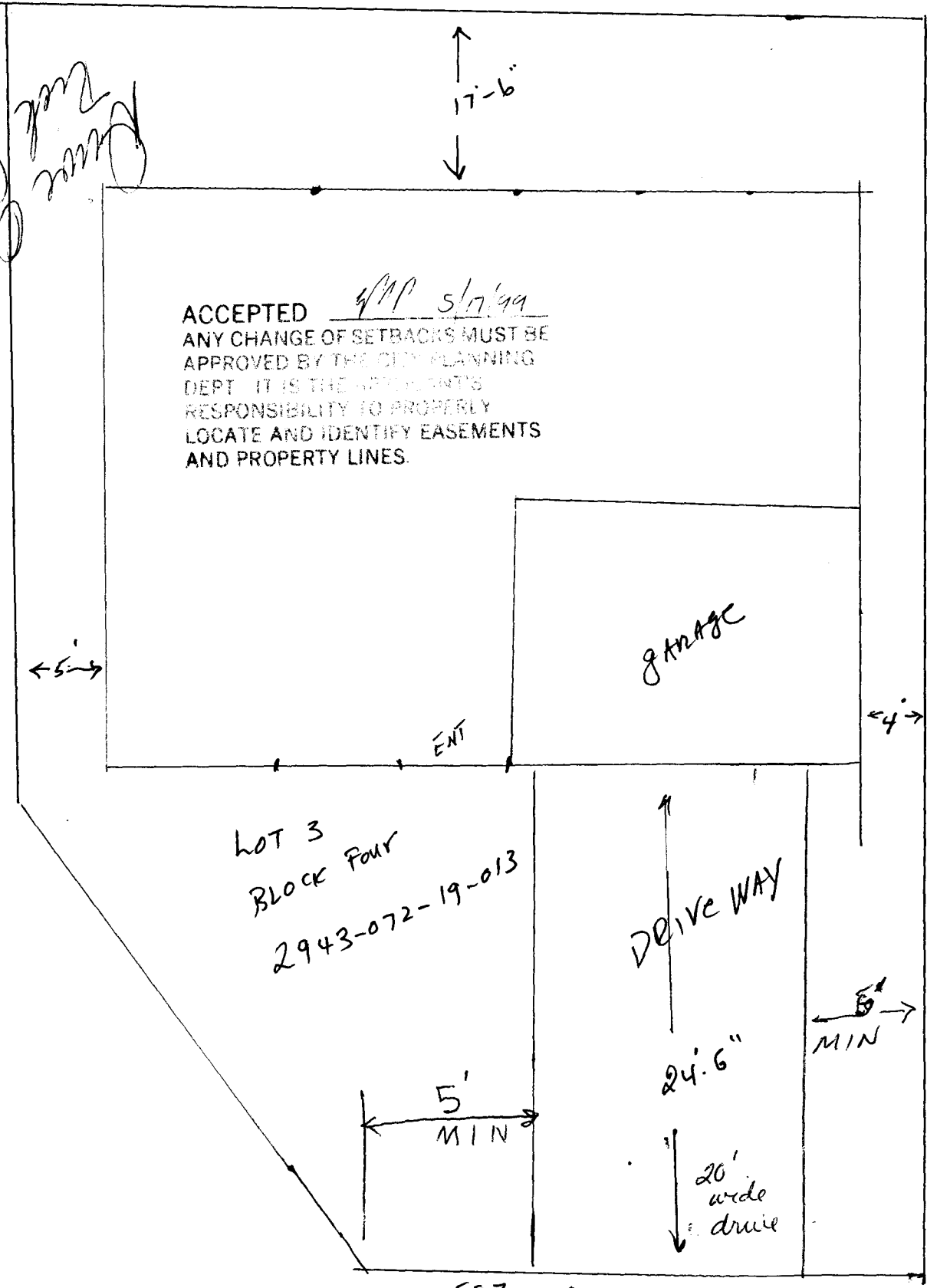
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 12211

Utility Accounting Delbi Overholt Date 5-17-99

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

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

06-11-9  
5-17-96  
K  
K  
K



ACCEPTED 4/11/99 5/17/99  
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.

LOT 3  
BLOCK FOUR  
2943-072-19-013

DRIVE WAY

24'-6"  
20' wide drive

587 GRAND CASCADE ROAD

6' to next. drive  
6' to Fut. Building

Lot 4

MEMORANDUM

TO: Bobbie Paulson

FROM: Kathy Portner

DATE: June 9, 1999

RE: Refund of TCP for 587 Grand Cascade Way

Please refund the \$500.00 TCP that was paid for 587 Grand Cascade Way. The City Engineer has determined that prior improvements the developer completed can be credited to the TCP obligation. The refund should be to Ebe Eslami, Dinosaur Ent. Inc., Box 2743, Grand Junction, CO 81502.



City of Grand Junction  
Public Works Department  
250 North 5TH Street  
Grand Junction CO 81501-2668  
FAX: (970) 256-4022

June 7, 1999

Ebe Eslami  
P.O. Box 2743  
Grand Junction, CO 81502

Dear Mr. Eslami:

I am writing to respond to your request for clarification of the City's Transportation Capacity Payment (TCP) as it applies to the remaining undeveloped lots in The Falls Filing No. One.

The information you provided indicates that the cost of improvements to 28 ½ Road adjacent the previously developed lots between Grand Falls Drive and Patterson Road exceeds the value of the TCP for all twenty-two lots that were undeveloped when you acquired the property. In addition you also paid for redesign of the two Courts on the west side of 28 ½ Road and added a cul-de-sac at the south end of the street at a cost of over \$10,000.

Since the value of the off site street improvements is over \$30,000 and exceeds the TCP value of \$11,000 for the 22 lots you acquired, the TCP will not be charged for any of the remaining undeveloped lots in The Falls, Filing No. One As Amended.

Please call if you have any questions regarding this determination.

Sincerely,

A handwritten signature in cursive script that reads "J. Don Newton".

J. Don Newton  
City Engineer

xc: Kathy Portner, Mark Relph