

Planning \$ <u>Paid</u>	Drainage <u>- 648.00</u>
TCP \$ <u>500.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>84301</u>
FILE # <u>MSP-2001-127</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>599 Arroyo Cascade Way</u>	TAX SCHEDULE NO. <u>2943-012-17-045</u>
SUBDIVISION <u>THE FAIR FILING #4 REPLAT</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1700 ±</u>
FILING <u>#4</u> BLK <u>1</u> LOT <u>1</u>	SQ. FT OF EXISTING BLDG(S) <u>0</u>
OWNER <u>DANN L. SEOULE</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>1</u>
ADDRESS <u>128 Hillcrest Ave. #100</u>	CONSTRUCTION
TELEPHONE <u>970-256-9822</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
APPLICANT <u>DANN L. SEOULE</u>	CONSTRUCTION
ADDRESS <u>128 Hillcrest Ave. #100</u>	USE OF ALL EXISTING BLDGS <u>Residential</u>
TELEPHONE <u>970-256-9822</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Single Family Attached - 2 units</u>

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>P.D.</u>	LANDSCAPING/SCREENING REQUIRED: YES ___ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 PADS</u>
SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL	SPECIAL CONDITIONS: <u>MAY 14 2002</u>
MAXIMUM HEIGHT <u>35'</u>	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT _____ TRAFFIC ZONE <u>TB</u> ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature <u>Dann L. Seoule</u>	Date <u>7/6/01</u>
Department Approval <u>Lou V. Bowen</u>	Date <u>April 25, 2002</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14915</u>
Utility Accounting <u>(i) Bensley</u>	Date <u>5/14/02</u>		

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

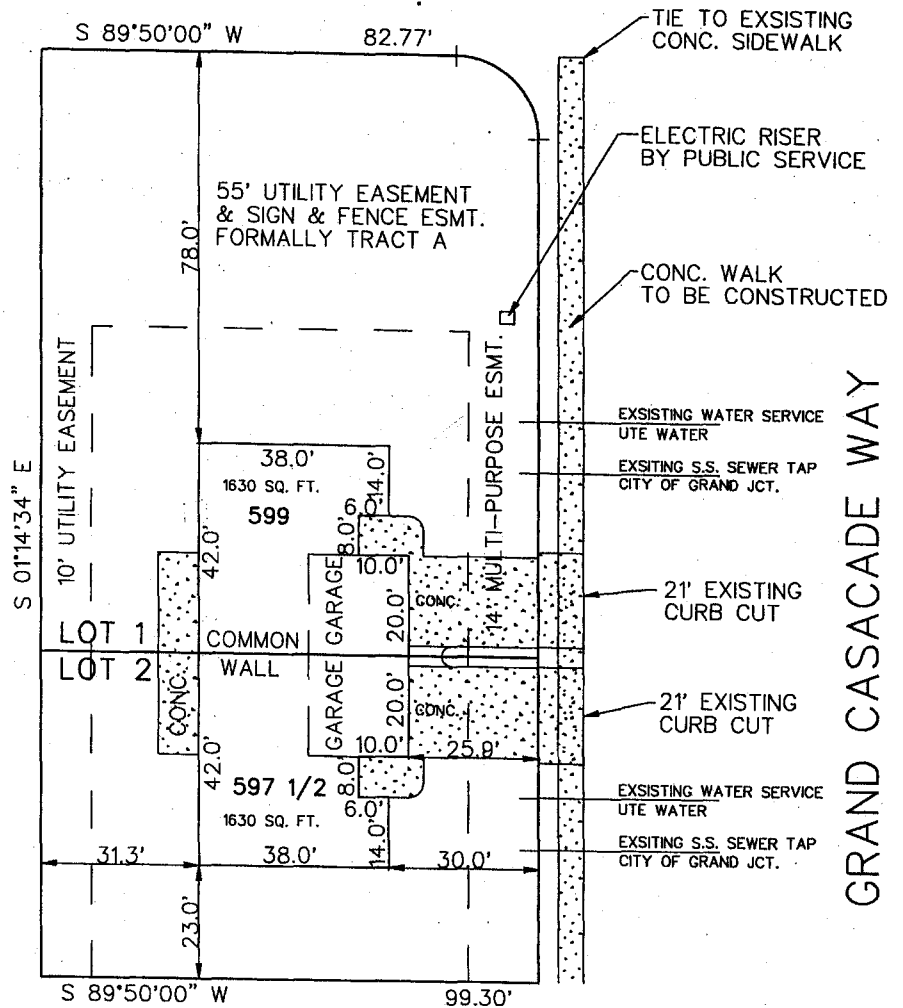
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

*Lee V. Bowen* 10-26-01  
Community Development Department Date  
4-25-02  
48

*David A. Donohue* 10/26/01  
CITY DEVELOPMENT ENGINEER DATE

597 1/2 & 599 GRAND CASCADE WAY  
FILE # MSP-2001-127

### PATTERSON ROAD



#### LAND USE/AREA COVER SUMMARY

COVERED AREA LOT 1 2355 SQ.FT./ LOT 2 2355 SQ. FT.  
 CONCRETE AREA LOT 1 725 SQ. FT./ LOT 2 725 SQ. FT.  
 OPEN AREA LOT 1 4045 SQ. FT. LOT 2 9605 SQ.FT.  
 TOTAL = 18,350 SQ. FT.

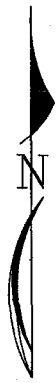
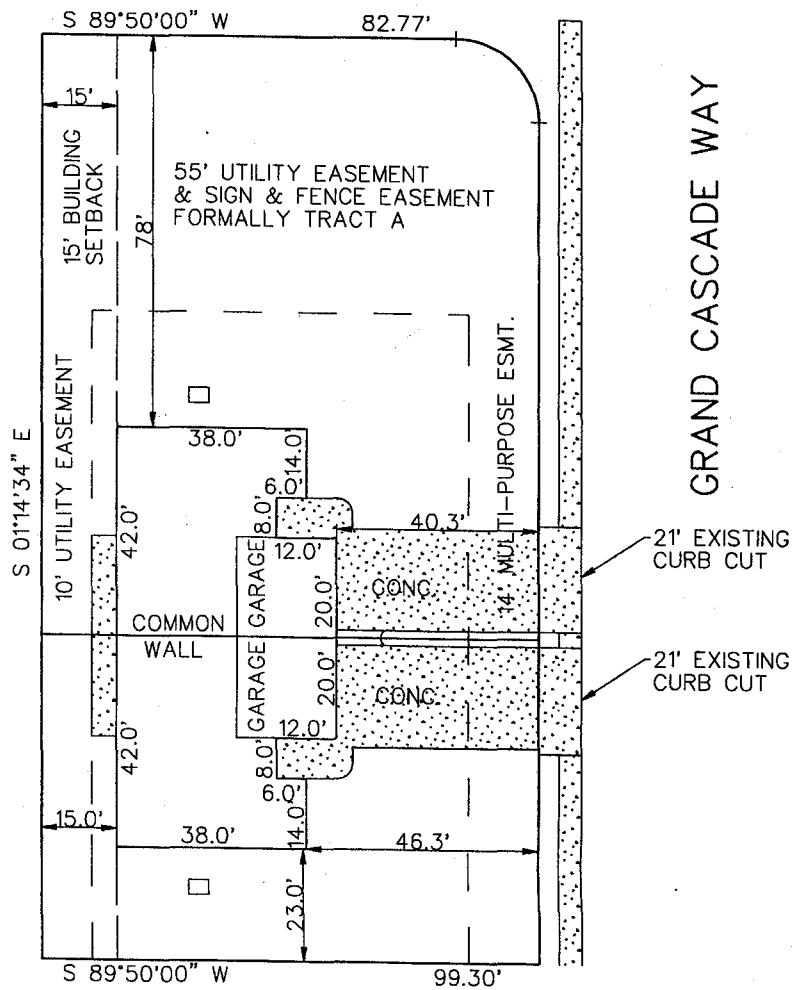
SCALE: 1" = 30'

5-14-02  
**ACCEPTED** *Daylene Henderson*  
 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.

GRAND CASCADE WAY

597 1/2 & 599 GRAND CASCADE WAY  
 FILE # MSP-2001-127  
 REVISED 6/3/02

PATTERSON ROAD



SCALE: 1" = 30'

6-3-02  
**ACCEPTED** *Raylene Henderson*  
 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.