

|                            |   |
|----------------------------|---|
| Planning \$ <u>Paid</u>    | Drainage \$ <u>1,296.00</u> <u>648.00</u> |
| TCP \$ <u>1,000.500.00</u> | School Impact \$ <u>292.00</u>            |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>84302</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 597 1/2 Grand Cascade Way TAX SCHEDULE NO. 2943-072-17-046

SUBDIVISION THE FALLS Filing #4 Repita SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700 ±

FILING #4 BLK 1 LOT 2 SQ. FT OF EXISTING BLDG(S) 0

OWNER D'Ann L. Sedillo NO. OF DWELLING UNITS: BEFORE 0 AFTER 1

ADDRESS 128 Hillcrest Ave. Apto. CONSTRUCTION

TELEPHONE 970-256-9822 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

APPLICANT J. ANN L. SEDILLO USE OF ALL EXISTING BLDGS RESIDENTIAL

ADDRESS 128 Hillcrest Ave. Apto. DESCRIPTION OF WORK & INTENDED USE: Single Family Attached- 2 units

TELEPHONE 970-256-9822

✓ 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 P.D. LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO

SETBACKS: FRONT: 20' from Property Line (PL) or from center of ROW, whichever is greater

SIDE: 0' from PL REAR: 15' from PL PARKING REQUIREMENT: 2 PAID

MAXIMUM HEIGHT 35' SPECIAL CONDITIONS: MAY 15 2002

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_ CENSUS TRACT \_\_\_ TRAFFIC ZONE \_\_\_ 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 [Signature] Date 7/6/01

Department Approval [Signature] Date April 25, 2002

|   |                      |
|---|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO | W/O No. <u>14914</u> |
| Utility Accounting <u>[Signature]</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)

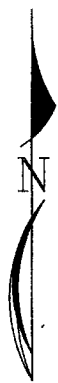
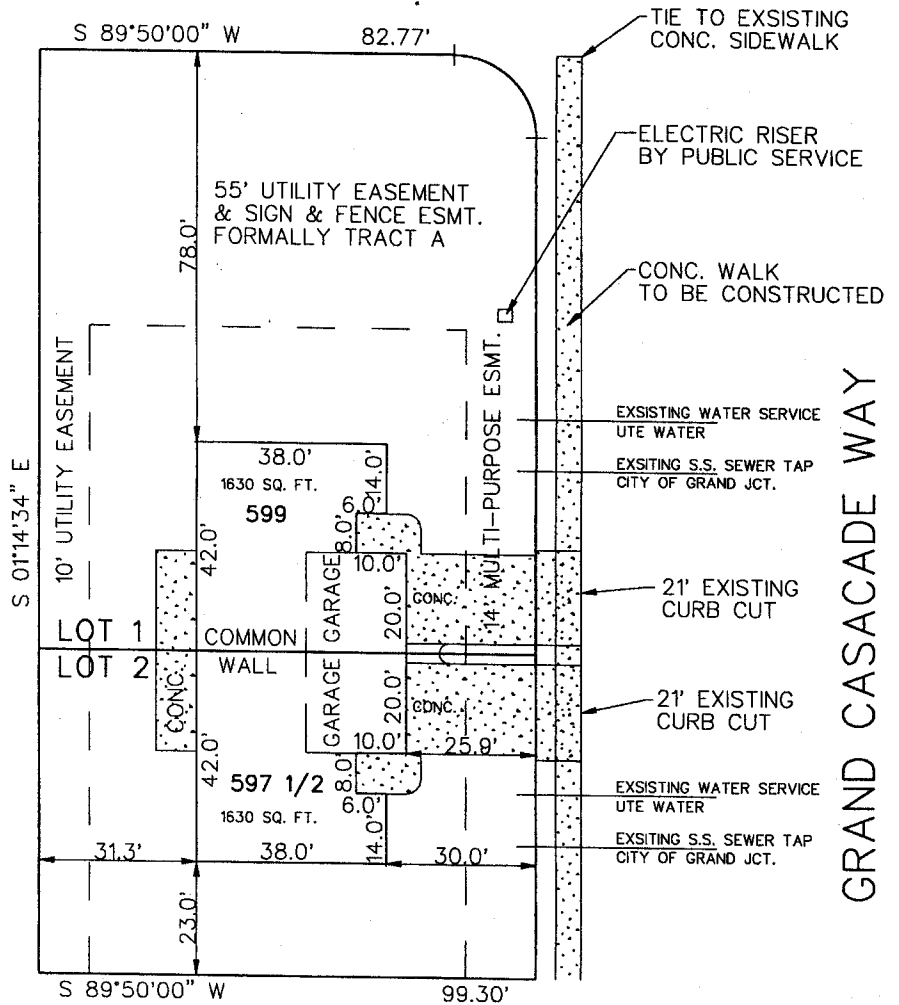
ACCEPTED FOR CONSTRUCTION

*Lee V. Brown* 10-26-01  
Community Development Department Date  
4-25-02  
4/3

*David R. Ponder* 10/26/01  
CITY DEVELOPMENT ENGINEER DATE

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

### PATTERSON ROAD



SCALE: 1" = 30'

#### LAND USE/AREA COVER SUMMARY

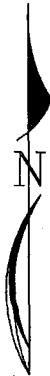
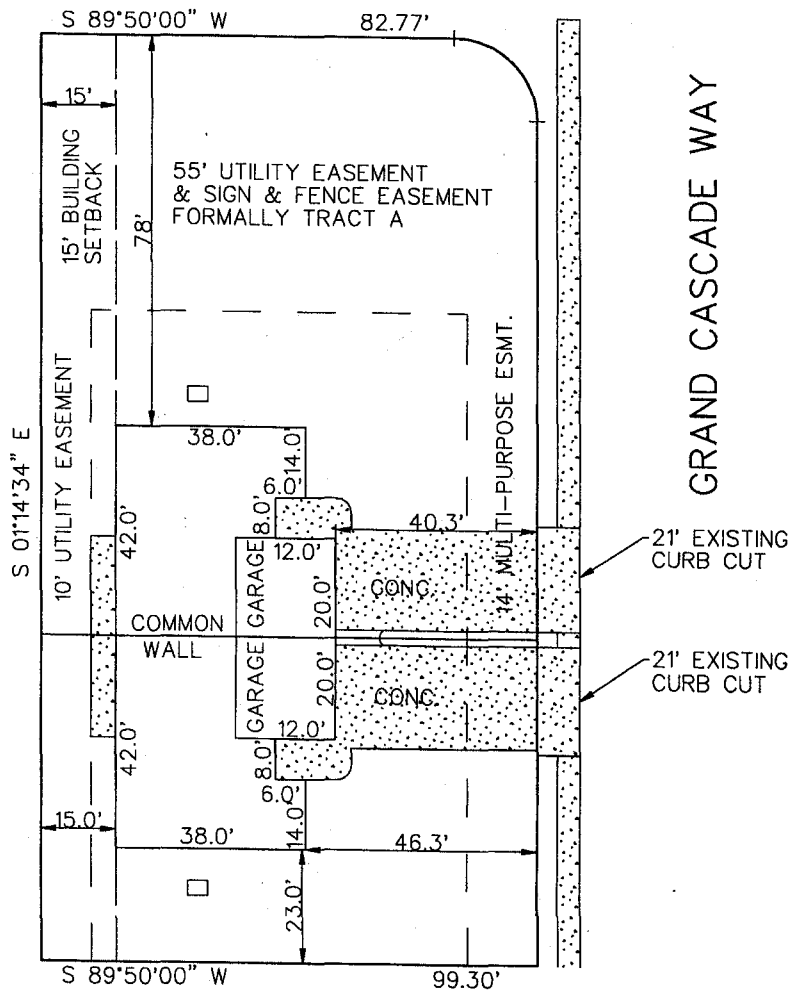
COVERED AREA LOT 1 2355 SQ.FT./ LOT 2 2355 SQ. FT.  
 CONCRETE AREA LOT 1 725 SQ. FT./ LOT 2 725 SQ. FT.  
 OPEN AREA LOT 1 4045 SQ. FT. LOT 2 9605 SQ.FT.  
 TOTAL = 18,350 SQ. FT.

5-14-02  
 ACCEPTED *Dayles Henderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY 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 *Gayle 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.