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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
 Community Development Department

BLDG PERMIT NO.



from previous  
 Building Address 597 1/2 GRAND CASCADE WAY  
 Parcel No. 2943-072-17-046  
 Subdivision THE FALLS  
 Filing 4 Block \_\_\_\_\_ Lot 1 + 2

No. of Existing Bldgs 1 Proposed 1  
 Sq. Ft. of Existing Bldgs 2000 ± Proposed 2600 ±  
 Sq. Ft. of Lot / Parcel 18,370 ±  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name D'ANN Sedillo/Sheets  
 Address 597 1/2 GRAND CASCADE WAY  
 City / State / Zip Grand Jet CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition to existing home
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 245-8427 Am 464-7371 wk

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_
- Manufactured Home (UBC)

NOTES: file #SS-2003-140-

**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 PD Maximum coverage of lot by structures per site plan  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 0' from PL Rear 15' from PL Parking Requirement no change  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval existing  
 (Engineer's Initials)

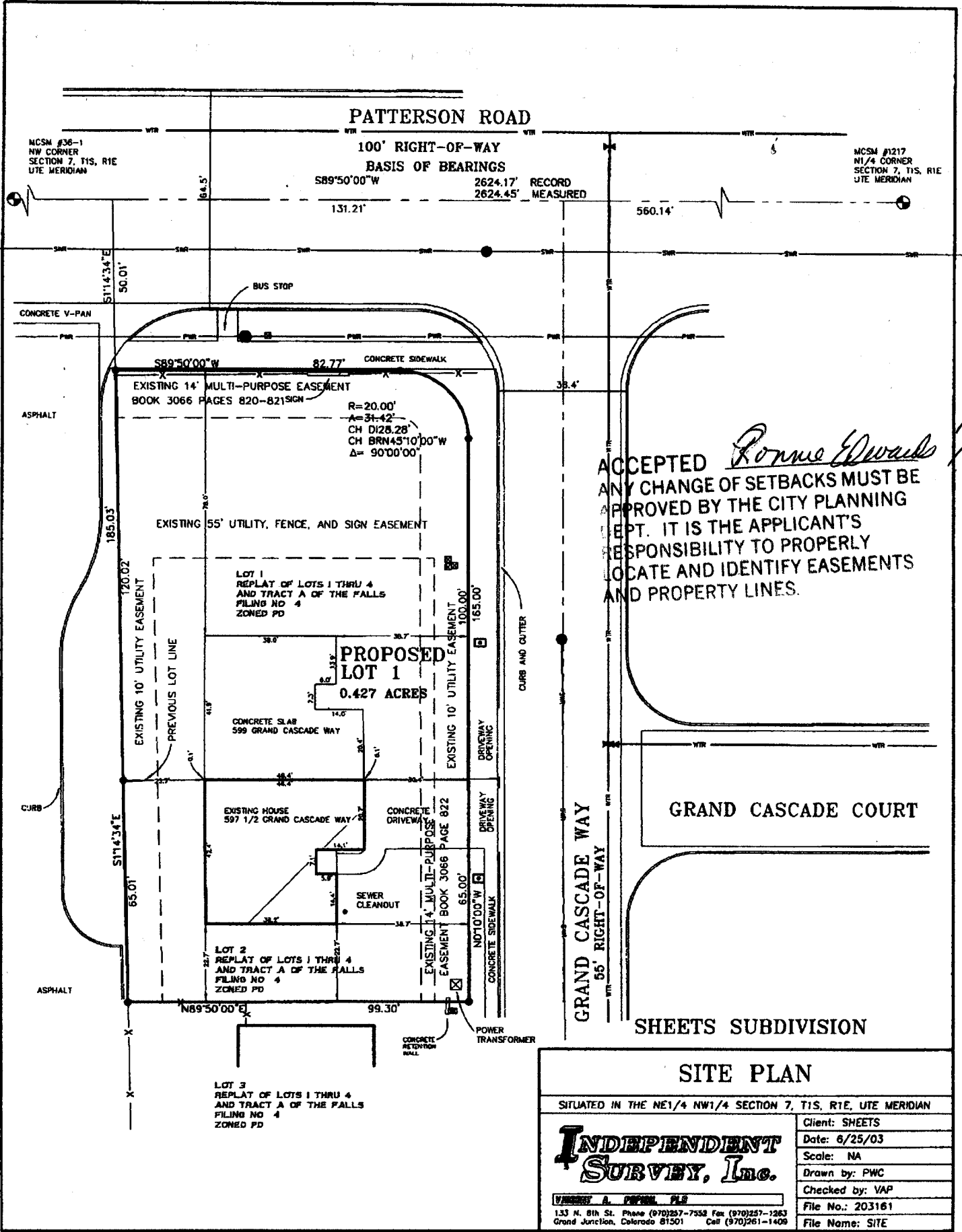
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department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

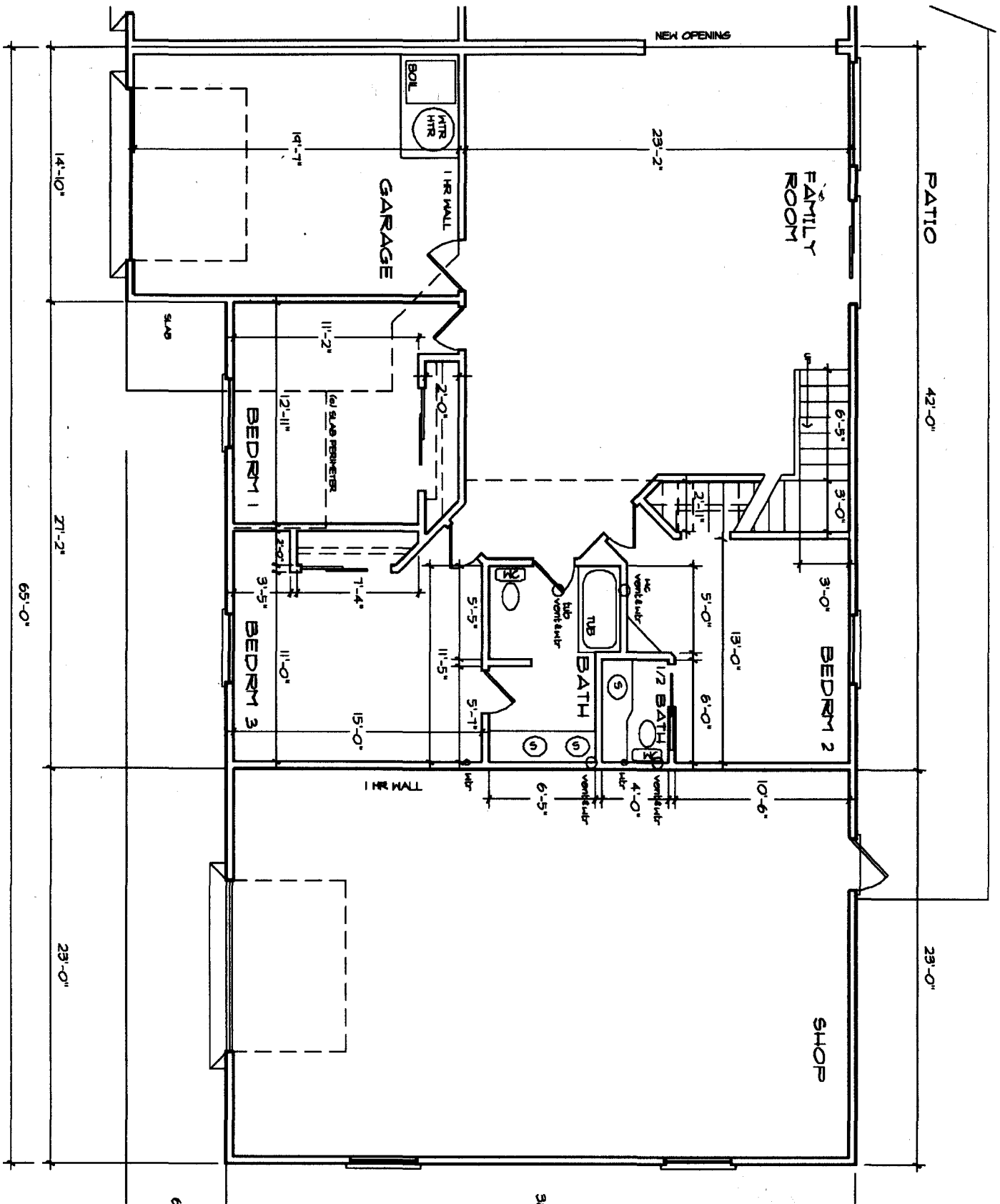
Applicant Signature D'Ann Sedillo/Sheets Date 10/24/03  
 Department Approval Rhonda Edwards APA Date 10/27/03

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. EXISTING  
 Utility Accounting [Signature] Date 10/27/03 71002-40234

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



10/27/03



PARTIAL FLOOR PLAN