

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 595 GRAND CASCADE WAY SQ. FT. OF PROPOSED BLDGS/~~ADDITION~~ 80

TAX SCHEDULE NO. 2943-072-17-048 SQ. FT. OF EXISTING BLDGS 1600

SUBDIVISION THE FALLS FILING NO. 4 TOTAL SQ. FT. OF EXISTING & PROPOSED 1680

FILING 4 BLK _____ LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER DIETER W. KURISCH NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 595 GRAND CASCADE WAY USE OF EXISTING BUILDINGS DWELLING

(1) TELEPHONE 970-243-7861 DESCRIPTION OF WORK & INTENDED USE SHED

(2) APPLICANT DIETER W. KURISCH TYPE OF HOME PROPOSED:
 (2) ADDRESS 595 GRAND CASCADE WAY _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-243-7861 _____ Other (please specify) _____

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 P0 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Dieter W. Kurisch Date 8/15/03

Department Approval Alisa Tragon Date 8/15/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Overholt</u>		Date <u>8/15/03</u>

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

10' UTILITY EASEMENT

PROPOSED STRUCTURE

15'-0"

8'-0"

3'-0"

10'-0"

6' HEIGHT CEDAR FENCE

EXISTING STRUCTURE

595 GRAND CASCADE WAY

ACCEPTED *W. Shu Mayor* 8/15/03
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.

10' UTILITY EASEMENT



← GRAND CASCADE WAY →