

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. \_\_\_\_\_

### PLANNING CLEARANCE

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

BLDG ADDRESS 2844 Grand Cascades Court TAX SCHEDULE NO. 2943-072-16-028

SUBDIVISION The Falls Filing 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2241 sq ft  
*Amended*

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

(1) OWNER Lloyd Jordan NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 618 1/2 N. Sunset Court NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-3471 USE OF EXISTING BLDGS 0

(2) APPLICANT Ashley Construction Inc DESCRIPTION OF WORK AND INTENDED USE: Build  
a New House

(2) ADDRESS 545 Grand Mesa Ave

(2) TELEPHONE 242-2163

**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 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 0' from PL Rear 0' from PL Special Conditions if not common wall, 90' required between units

Maximum Height \_\_\_\_\_ CENSUS D TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Ronald Ashby Date 1-26-04

Department Approval St C. Fair Hall Date 1/27/04

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 16974

Utility Accounting MM Cole Date 1/27/04

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

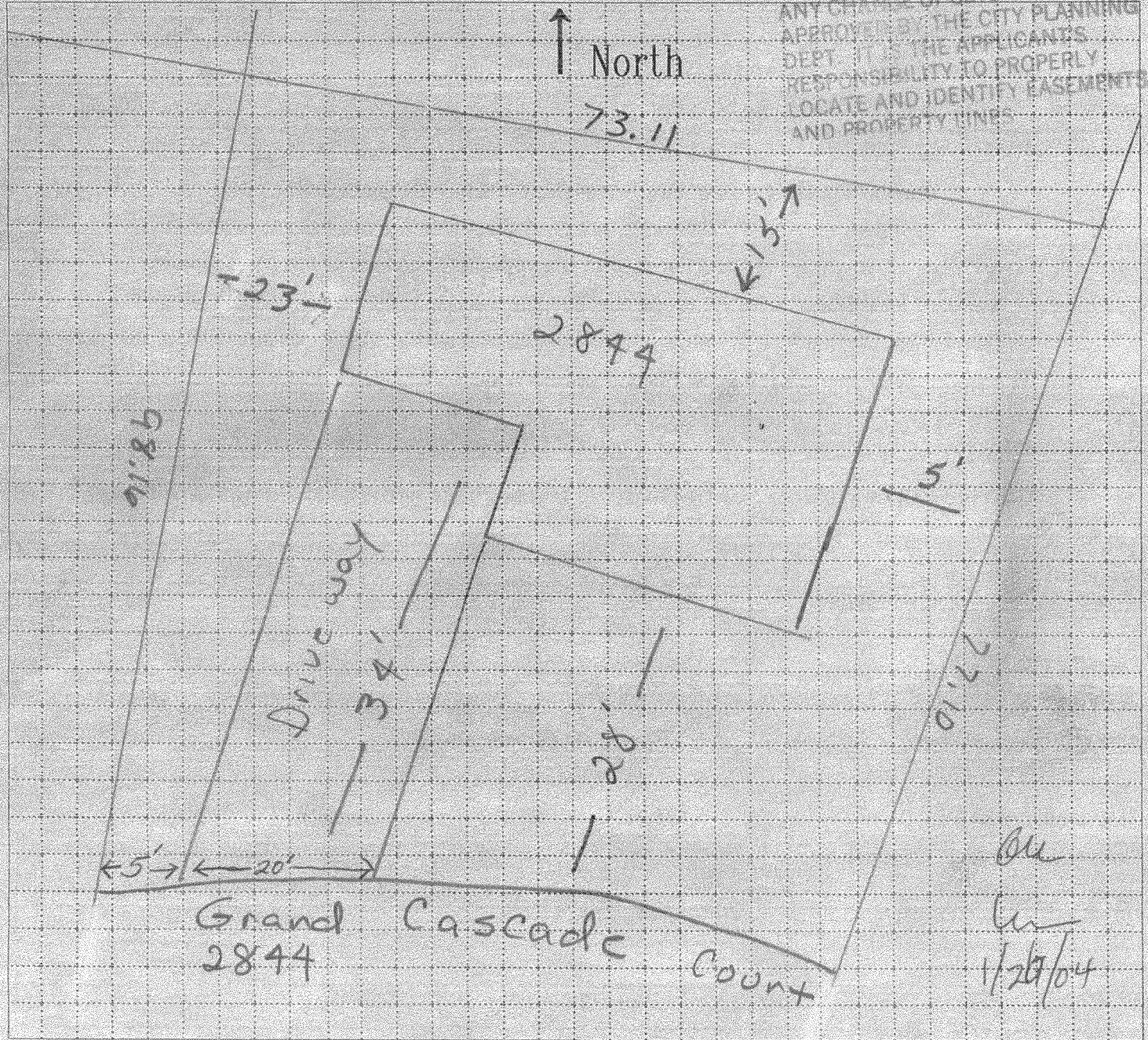
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. .... [✓]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. .... [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). .... [✓]
4. All **easements** and **rights-of-way** on the property. .... [✓]
5. All **other structures** on the property. .... [✓]
6. All **streets** adjacent to the property and street names .... [✓]
7. All existing and proposed **driveways**. .... [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. .... [✓]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.** 1/27/04

ACCEPTED *C. Jay Hall*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. .... [✓]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. .... [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). .... [✓]
4. All **easements** and **rights-of-way** on the property. .... [✓]
5. All **other structures** on the property. .... [✓]
6. All **streets** adjacent to the property and street names .... [✓]
7. All existing and proposed **driveways**. .... [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. .... [✓]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**

2-404  
 ACCEPTED *Dayleen 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.

