

FEE \$ 5.00
TCP \$ 0
SIF \$ 0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

92135-19405

Building Address 2842 1/2 Grand Cascade Ct. No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-072-54-001 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Falls Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Benjamin Lee
 Address 2842 1/2 Grand Cascade Ct
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Benjamin Lee
 Address 2842 1/2 Grand Cascade Ct
 City / State / Zip GJ CO 81501
 Telephone C 201-3788 11241-7803

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Bathroom upstairs

NOTES: interior only

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>interior only</u>
Voting District _____	<u>if not common wall, 10' required between units</u>
Driveway Location Approval _____ (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 [Signature] Date 1-4-07
 Department Approval Gayleen Henderson Date 1-4-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO ADD FEES</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/4/07</u>		

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)

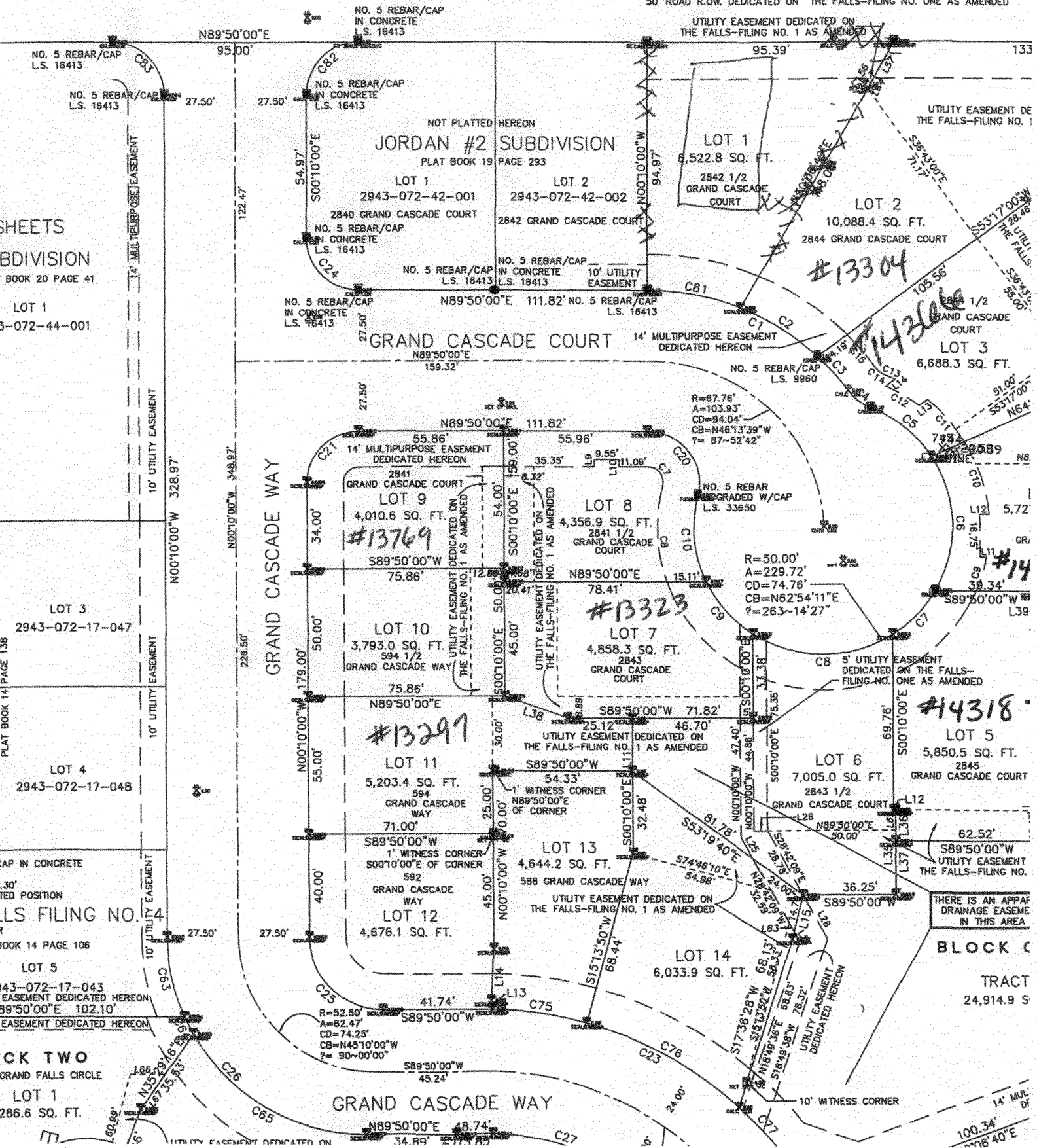
ACCEPTED *Daylen Henderson* 1-4-07
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

(BASIS OF BEARINGS) N89°50'00"E 2624.45' (MEASURED) 2624.17' (F)

F (PATTERSON) ROAD

50' ROAD R.O.W. DEDICATED ON THE FALLS-FILING NO. ONE AS AMENDED

UTILITY EASEMENT DEDICATED ON THE FALLS-FILING NO. 1 AS AMENDED



SHEETS
 BDIVISION
 BOOK 20 PAGE 41

LOT 1
 3-072-44-001

LOT 3
 2943-072-17-047

LOT 4
 2943-072-17-048

LOT 5
 943-072-17-043

LOT 1
 286.6 SQ. FT.

JORDAN #2 SUBDIVISION
 PLAT BOOK 19 PAGE 293

GRAND CASCADE COURT

GRAND CASCADE WAY

GRAND CASCADE WAY

BLOCK C
 TRACT
 24,914.9 S

THERE IS AN APPAR
 DRAINAGE EASEME
 IN THIS AREA

UTILITY EASEMENT
 THE FALLS-FILING NO.

LOT 5
 5,850.5 SQ. FT.

LOT 6
 7,005.0 SQ. FT.

LOT 7
 4,858.3 SQ. FT.

LOT 8
 4,356.9 SQ. FT.

LOT 9
 4,010.6 SQ. FT.

LOT 10
 3,793.0 SQ. FT.

LOT 11
 5,203.4 SQ. FT.

LOT 12
 4,676.1 SQ. FT.

LOT 13
 4,644.2 SQ. FT.

LOT 14
 6,033.9 SQ. FT.

LOT 1
 6,522.8 SQ. FT.

LOT 2
 10,088.4 SQ. FT.

LOT 3
 6,688.3 SQ. FT.

LOT 4
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LOT 5
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