

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 54227

PC ✓
JP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 594 Grand Cascade TAX SCHEDULE NO. 2943-172-10-037
 SUBDIVISION The Falls (as amended) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600
 FILING 1 BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER SILVERSTONE HOMES, INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1897 MONUMENT CANYON DR NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-257-7946 USE OF EXISTING BLDGS _____
 (2) APPLICANT R. A. ARAUJO DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS SAME NEW HOME - S/F
 (2) TELEPHONE SAME

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-8 Engineered Foundations Required
 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear 10' return units Special Conditions ACCD Reg'd -
Alvin Myers 242-1727
 Maximum Height _____ CENS.T. 6 T.ZONE 29 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

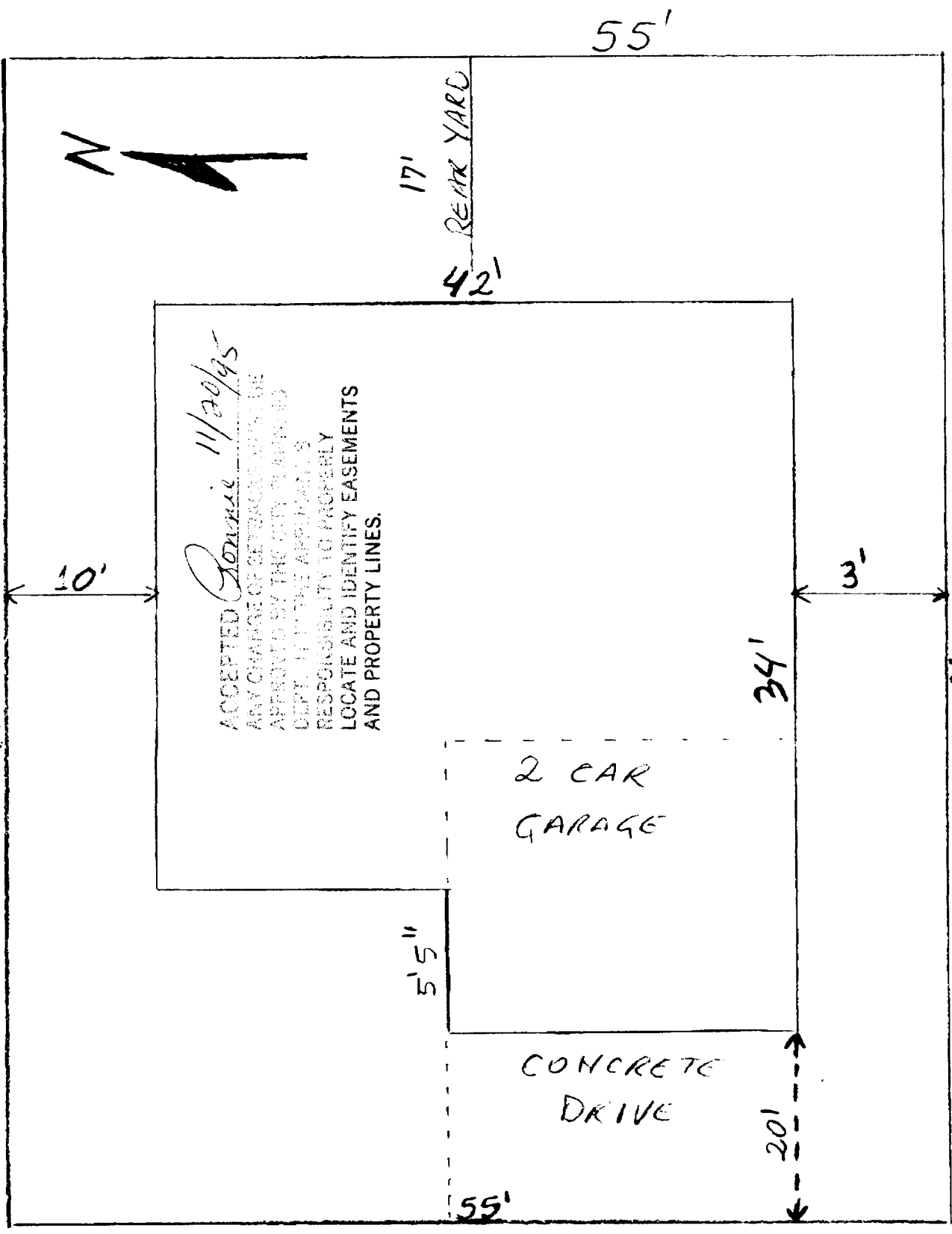
Applicant Signature R. A. Araujo Date 11-20-95
 Department Approval Ernie Edwards Date 11-20-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8757-S/F
 Utility Accounting Mellie Fowler Date 11-20-95

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)

LOT 13 BLK 1 - THE FALLS - FIL NO 1 AS AMENDED & FIL 2 OF THE FALLS.
71'



ACCEPTED *Ronnie 11/20/95*
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.

594 GRAND CASCADE WAY