

FEE \$	10
TCP \$	500

BLDG PERMIT NO. 58131

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

*✓ JEP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 758 CONTINENTAL CT TAX SCHEDULE NO. 2701-351.37.004  
 SUBDIVISION COUNTRY CLUB HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3800  
 FILING 1 BLK 3 LOT 04 SQ. FT. OF EXISTING BLDG(S) - 0 -  
 (1) OWNER REGINALDO A. DE ARAUJO NO. OF DWELLING UNITS  
 BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2845 1/2 GRAND CASCADE CT  
 (1) TELEPHONE 970-257-7946 NO. OF BLDGS/ON PARCEL  
 BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS NONE  
 (2) ADDRESS - DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE - CONSTRUCTION SINGLE FAMILY RESIDENCE

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 RSF-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 42' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 17 TRAFFIC ZONE 10

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 10-31-96  
 Department Approval Bonnie Edwards Date 11-4-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9643

Utility Accounting Dolte Debes Date 11-4-96

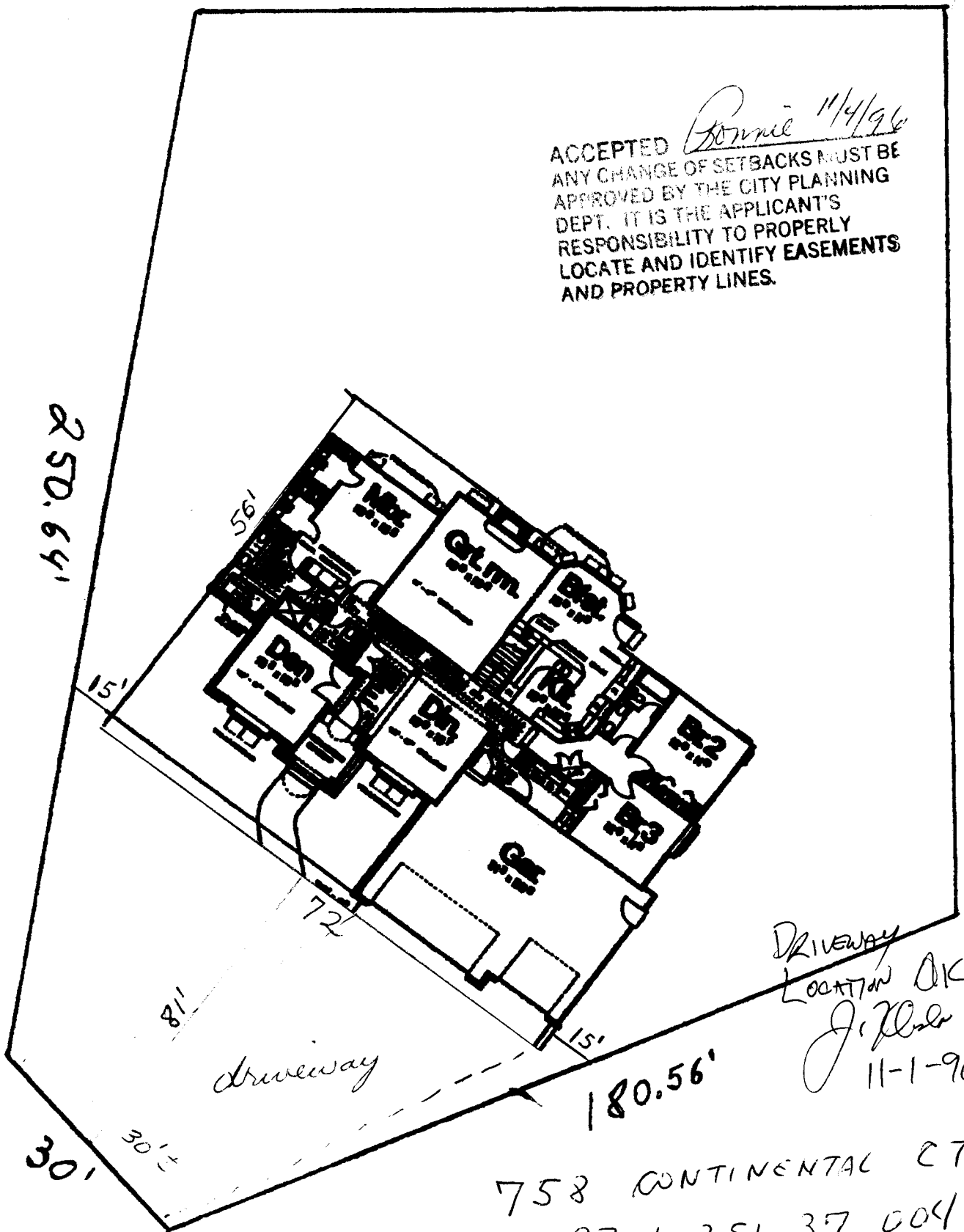
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



.011

ACCEPTED *Bonnie 11/4/96*  
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.



Driveway  
Location OK  
*J. J. [unclear]*  
11-1-96

758 CONTINENTAL CT  
# 2701.351-37 004  
LOT 04 BLK 3 - COUNTRY CLUB HEIGHTS