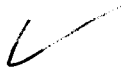


FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55247



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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 592 GRAND CASCADE TAX SCHEDULE NO. 2943-072-16-038
 SUBDIVISION The Falls (AS AMENDED) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1629
 FILING 1 BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER John B. Curtis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1897 MONUMENT CANYON DR
 (1) TELEPHONE 970-257-7946 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT REGGIE A. AXAJUC USE OF EXISTING BLDGS _____
 (2) ADDRESS 2845 1/2 GRAND CASCADE CT DESCRIPTION OF WORK AND INTENDED USE: NEW HOME
 (2) TELEPHONE 970-257-7946 SINGLE FAMILY

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL Special Conditions ACC approval
If not common wall 10' req'd between required; Engineer foundations req'd
 Maximum Height _____ CENS.T. 6 T.ZONE 28 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).

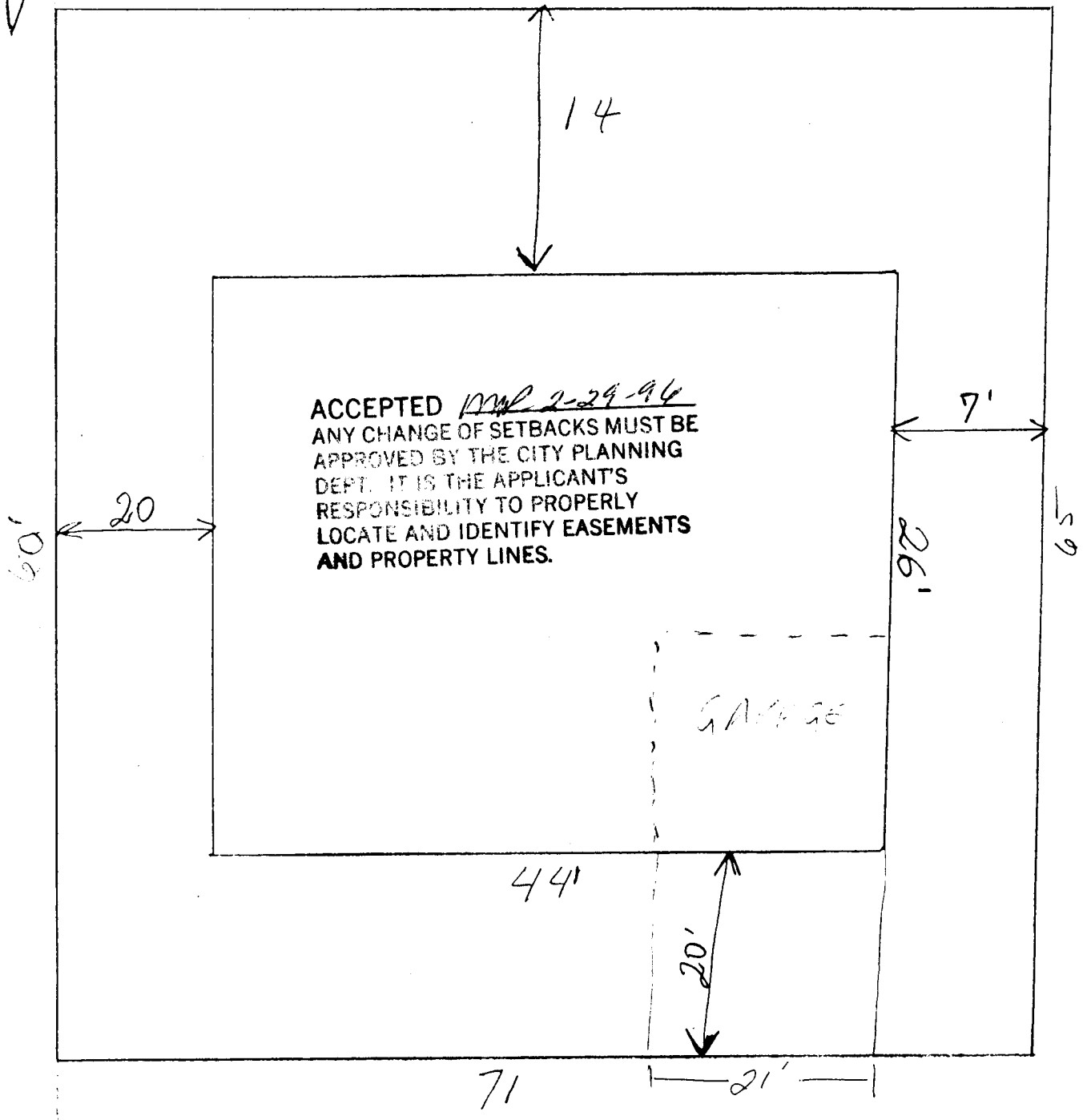
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature R. A. Axajuc Date 2-25-96
 Department Approval Marcia Rabideaux Date 2-29-96

-Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8981
 Utility Accounting Patricia Hooper Date 2/29/96

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)



592 GRAND CASCADE WAY
LOT 14 BLK 1 - THE FALLS - FILE NO 1 AS
AMENDED

Driveway Location OK.
Sidewalk must be installed
if not existing on property frontage.
* Don Hewster 2-28-96