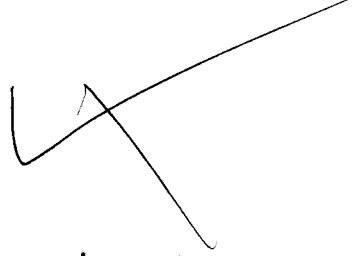


FEE \$ 10 -  
TCP \$ 500 -

BLDG PERMIT NO. 56105

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2841 Grand Cascade CT TAX SCHEDULE NO. 2943-072-16035  
SUBDIVISION The Falls (AS ANCHORS) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1629  
FILING 1 BLK 1 LOT 11 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 Aronoff USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2845 1/2 Grand Cascade CT DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCTION  
(2) TELEPHONE 970-257-7946 NEW HOME - 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 PD 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  
10' minimum between units Special Conditions ACCD approval  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL required  
Maximum Height \_\_\_\_\_ CENS.T. \_\_\_\_\_ T.ZONE \_\_\_\_\_ 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).

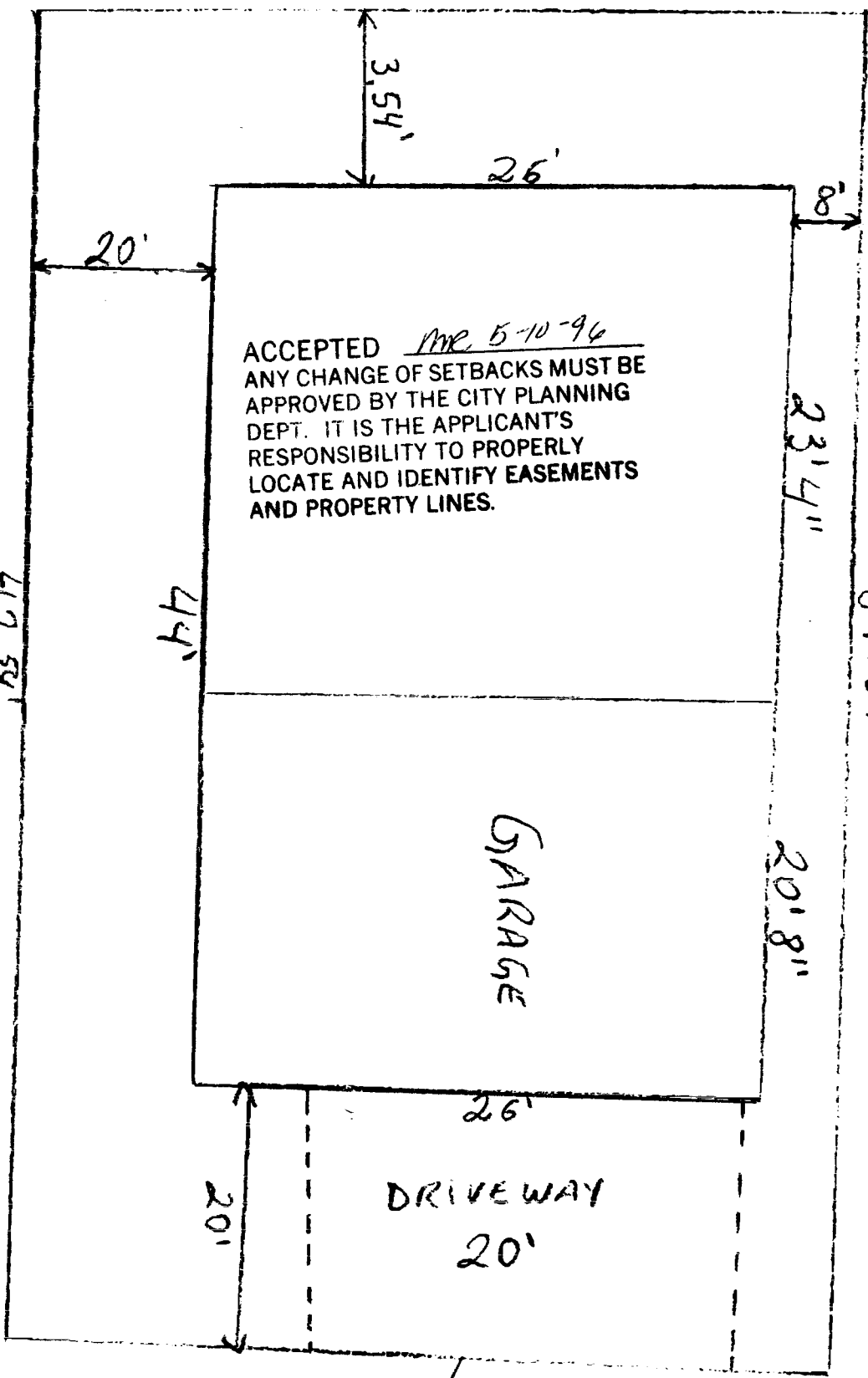
Applicant Signature Reggie Aronoff Date 5-1-96  
Department Approval Marcia Rabideaux Date 5-10-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. W/O 9197  
Utility Accounting None Date 5/10/96

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)

2841 Grand Cascade CT  
20T 11 BOK 1 - THE FALLS - FIG 1 AS AMENDED



DRIVEWAY  
LOCATION OK  
J. K. Kila  
5-9-96

