

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>

BLDG PERMIT NO. 57629

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

*✓*  
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 594 1/2 GRAND CASCADE WAY TAX SCHEDULE NO. 2943-072-16-036  
 SUBDIVISION The Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1638  
 FILING 1 BLK 1 LOT 12 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 ARAUJO 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 PR-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20 from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' from PL Rear 0' from PL Special Conditions - ACCO approval req'd.  
→ must have 10' between units  
 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).

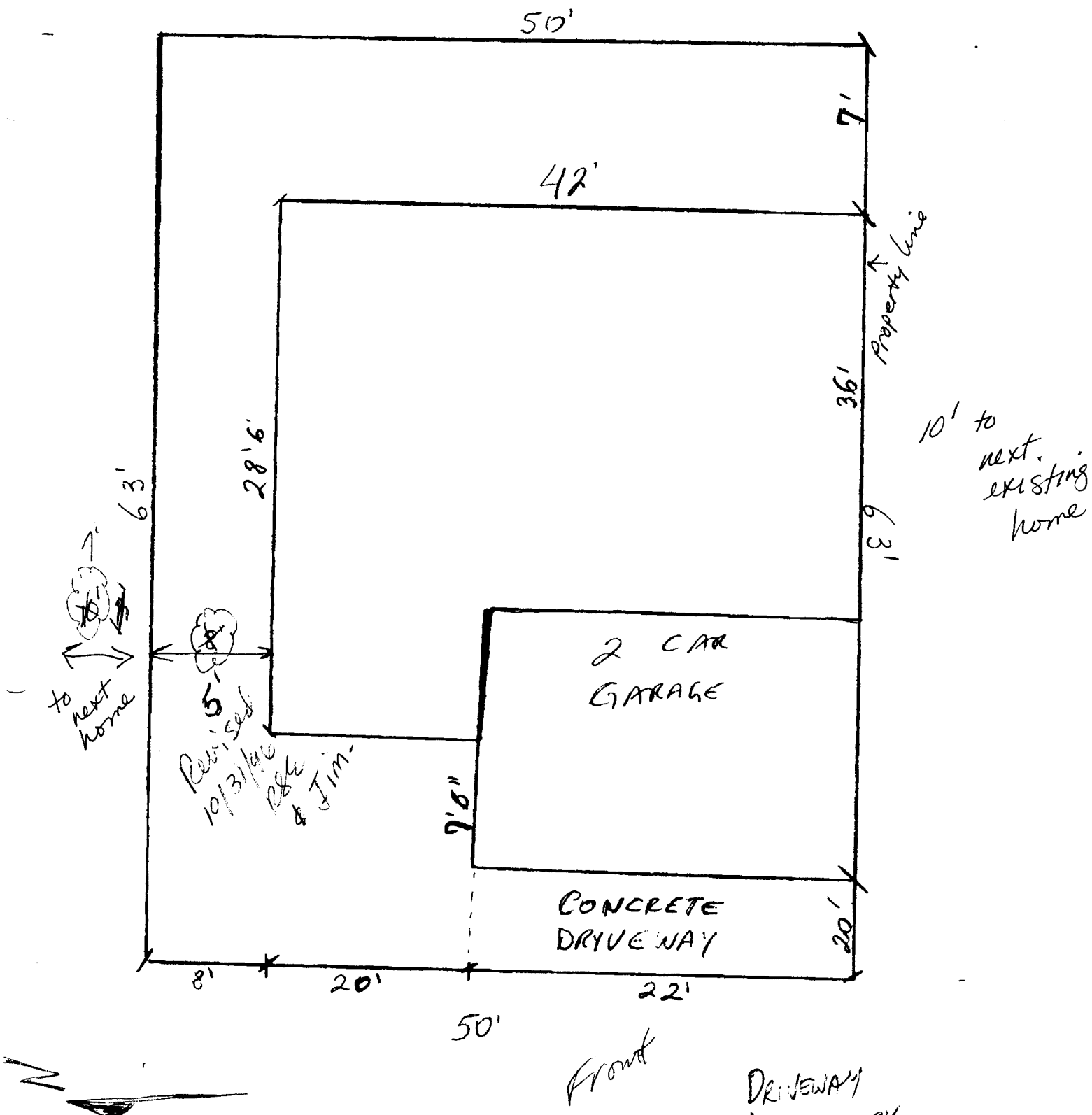
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Reggie Araujo Date 9-12-96  
 Department Approval [Signature] Date 9/19/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9527-5/F  
 Utility Accounting Millie Fowler Date 9-19-96

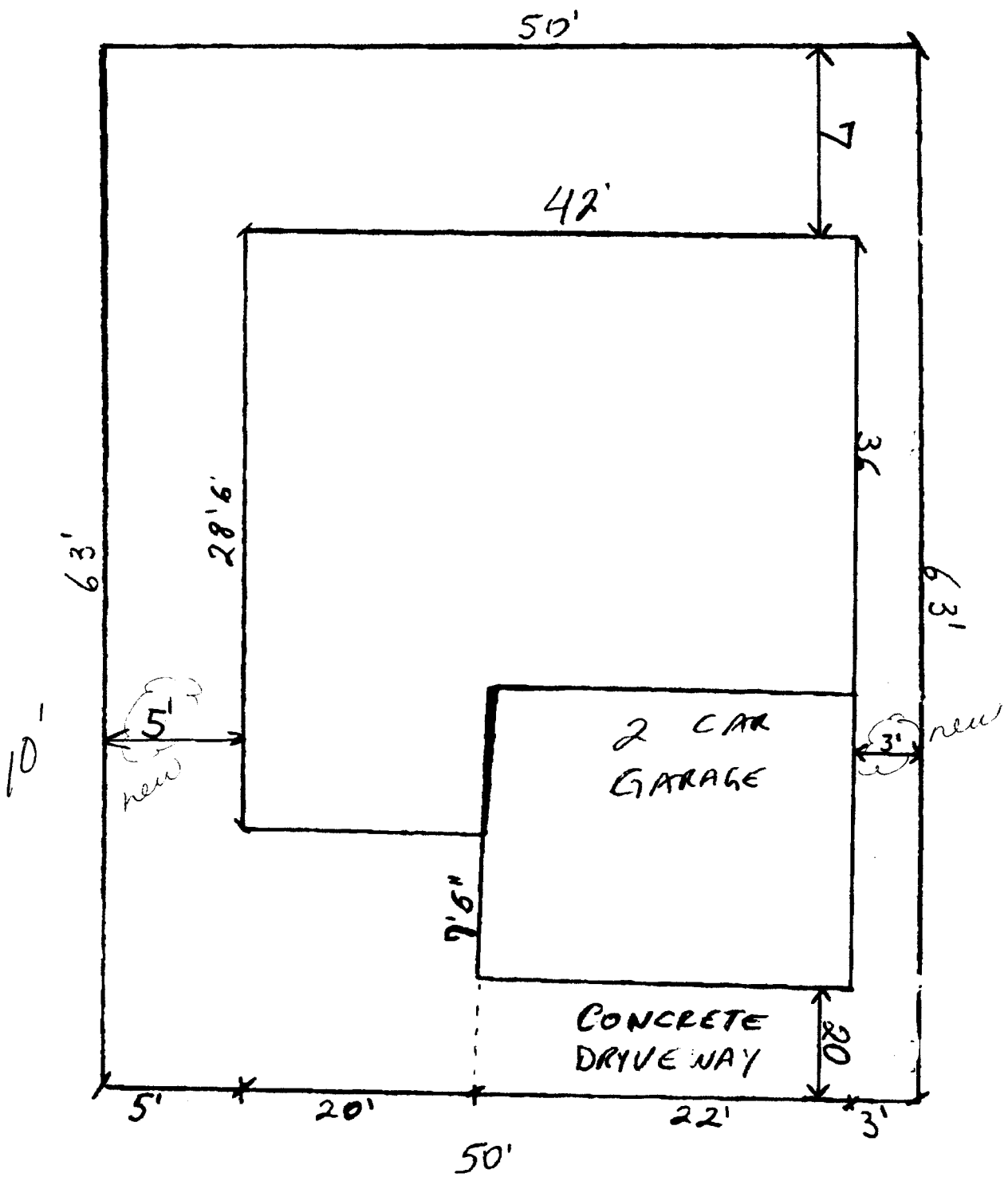
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED SLC 9/19/96  
 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. O'Connell  
 594 1/2 Grand Cascade Ct 9-18-96



okay  
 RSE

10/31/96

594 1/2 Grand Cascade Way