

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60159

PAID
APR 30 1997
CM

3017-9036-02-2

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

BLDG ADDRESS 594 Grand Cascade Way TAX SCHEDULE NO. 2943-072-16-037
 SUBDIVISION The Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120'
 FILING 1 BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) 1600
 (1) OWNER Robert Shoffner NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 594 Grand Cascade Way NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-0765 USE OF EXISTING BLDGS Home
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Cover
 (2) ADDRESS _____ Deck
 (2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____ from PL Rear 0' from PL Special Conditions Acco Req'd
10' Between Units
 Maximum Height _____ Alvin Myers 242-1727
 CENSUS 6 TRAFFIC 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).

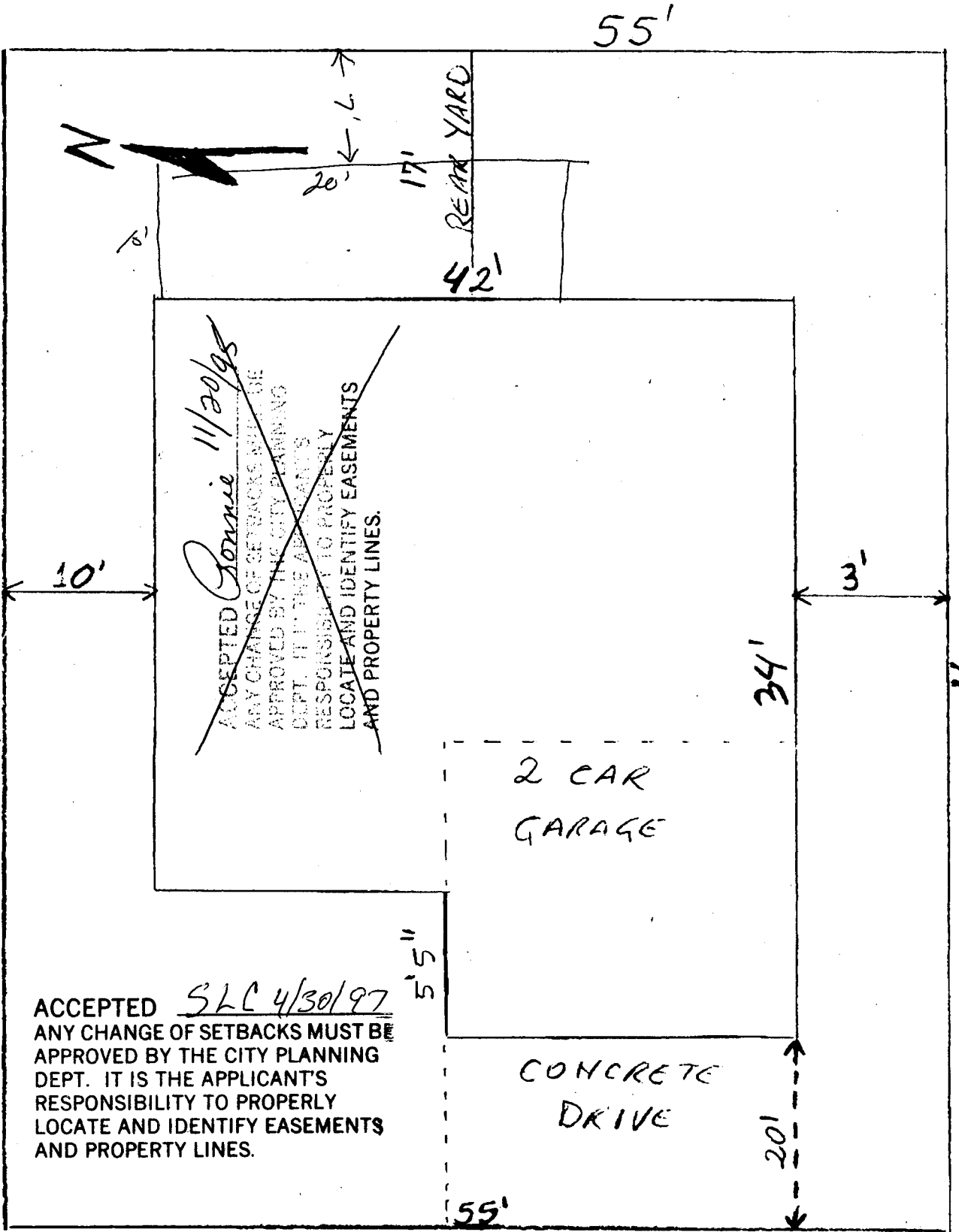
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4/30/97
 Department Approval [Signature] Date 4/30/97
 *Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No chg in use
 Utility Accounting [Signature] Date 4-30-97

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.



594 GRAND CASCADE WAY