

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 64219

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 595 GRAND CASCADE WAY TAX SCHEDULE NO. 2943-092-17-048  
SUBDIVISION THE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1599  
FILING 1 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Reggie Aramp NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 758 CONTINENTAL CT  
(1) TELEPHONE 970-257-7946 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT SAME USE OF EXISTING BLDGS 0  
(2) ADDRESS - DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCTION  
(2) TELEPHONE - SINGLE FAMILY - NEW HOME

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 If not common wall  
10' req'd between units  
Maximum Height \_\_\_\_\_ CENSUS TRACT 60 TRAFFIC ZONE 29

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).

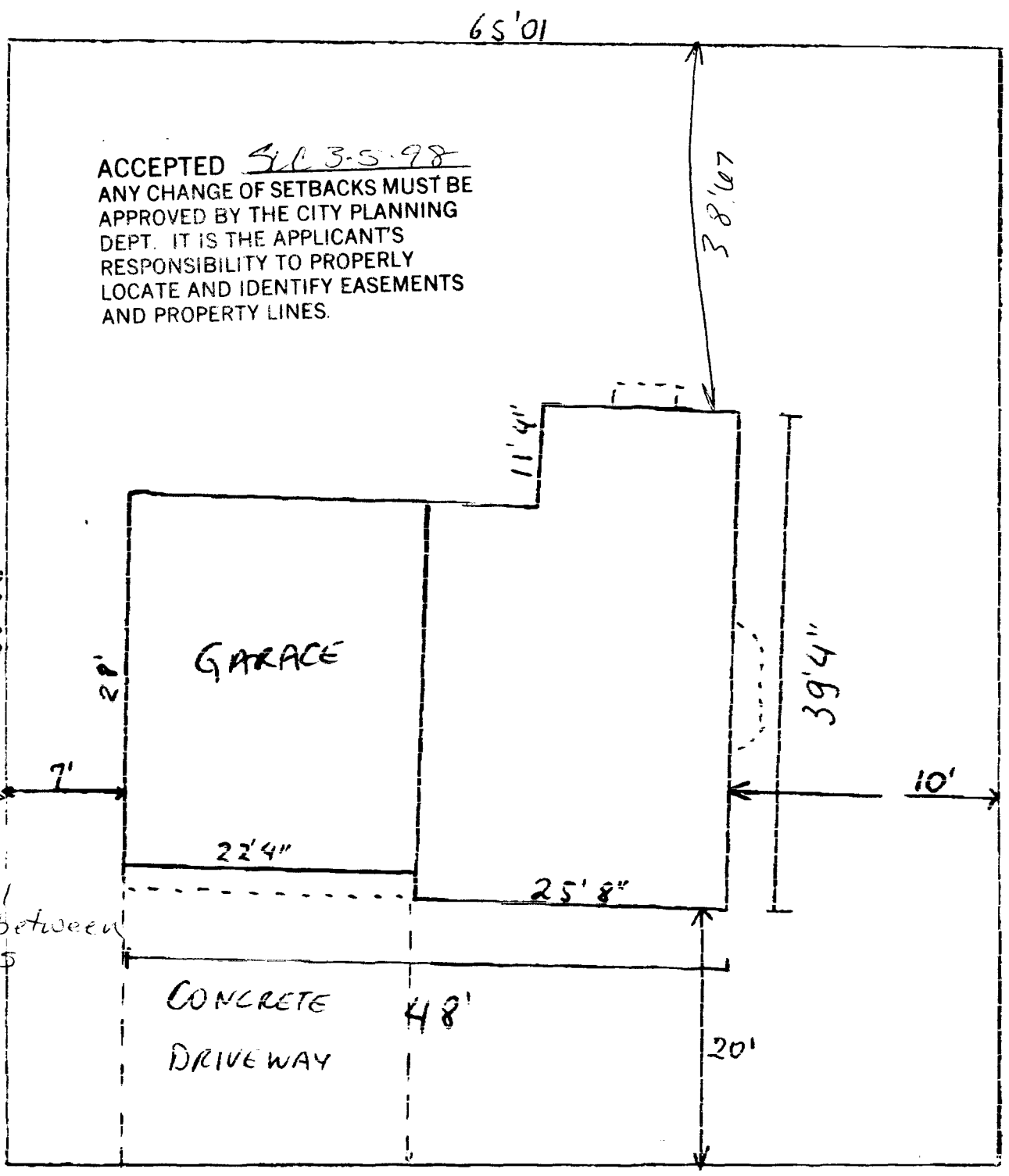
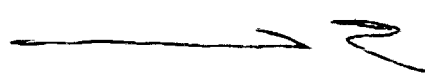
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Reggie Aramp Date 3-5-98  
Department Approval Santa Costello Date 3-5-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11050  
Utility Accounting Nicki Overholt Date 3/5/98

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)



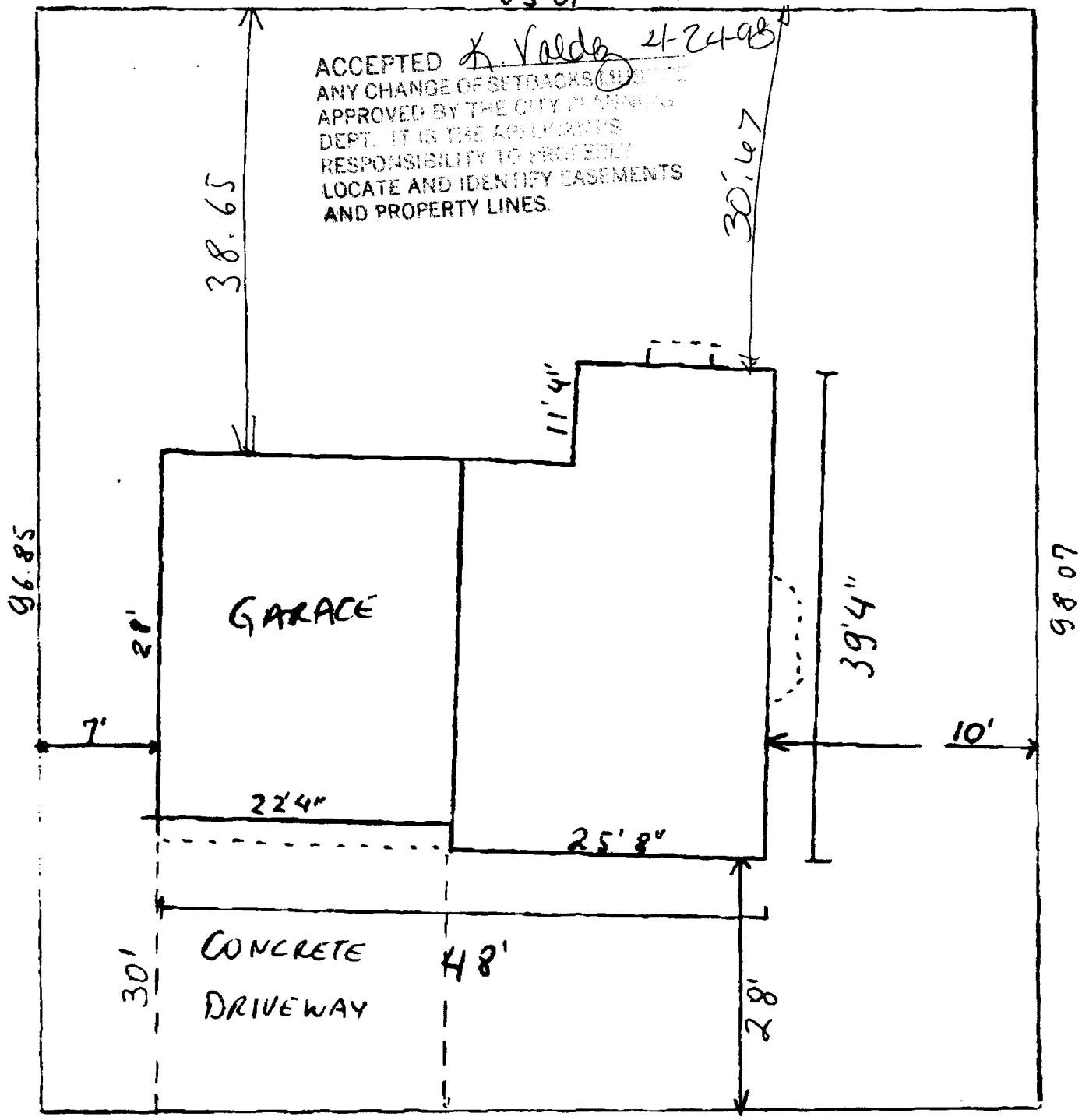
← 14'  
to next  
house  
Total  
of 21' between  
homes

65'  
595 Grand Cascade Way  
2943-072-17-048

DRIVEWAY  
LOCATION  
O.K.  
De Ahlede  
3/5/98

REVISED 4-24-98

65'01" Revised



595 Grand Cascade Way  
2943 072-17 048