

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

BLDG PERMIT NO. 67656

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 597 GRAND CASCADE WAY TAX SCHEDULE NO. 2943-072-17-047  
 SUBDIVISION THE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1599  
 FILING 4 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER REGINALDO A. ARAUJO NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 758 CONTINENTAL CT NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-257-7946 USE OF EXISTING BLDGS 0  
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCTION  
 (2) ADDRESS - NEW SINGLE FAMILY HOME.  
 (2) TELEPHONE -

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 OK  
 or - from center of ROW, whichever is greater  
 Side 10'5" from PL Rear 29' from PL Special Conditions -  
 Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 28

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 11-10-98  
 Department Approval Bill Nether Date 11-12-98

Additional water and/or sewer tap fee(s) are required: YES - NO - W/O No. 11748  
 Utility Accounting K Durcan Date 5/11/12/98

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)

597 GRAND CASCADE WAY  
2943-072-17-047



65' 01

11-12-98

ACCEPTED

*Bill Nith*

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.

