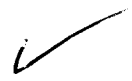


FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 55228



### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3100-1380-0)

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 672 Atchee Lane TAX SCHEDULE NO. 2945-032-011 <sup>36-011</sup>

SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500

FILING 2 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER MC Const. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2397 Broadway NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 250-1590 USE OF EXISTING BLDGS None

(2) APPLICANT Geoff Munkida DESCRIPTION OF WORK AND INTENDED USE: Bl'd New Residence S/F

(2) ADDRESS 2397 Broadway

(2) TELEPHONE 245-4931

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 PR2.8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 0' from PL Rear 20' from PL Special Conditions A subsurface soil investigation must be conducted prior to the design and construction of foundations

Maximum Height \_\_\_\_\_ CENS.T. 10 T.ZONE 19 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 Geoff Munkida Date 2-26-96

Department Approval Connie Edwards Date 2-28-96

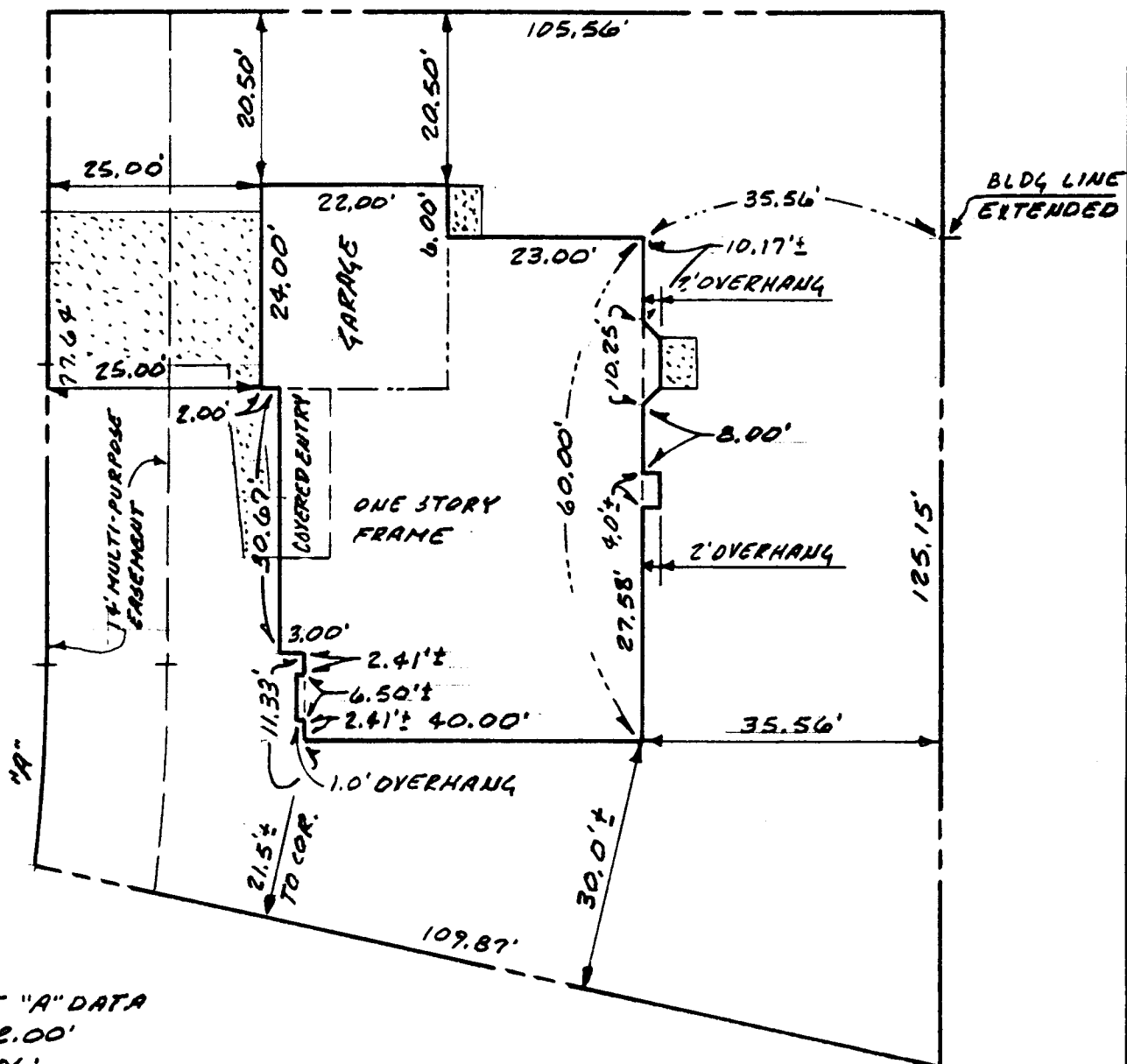
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8977-S/F

Utility Accounting Melba Fowler Date 2-28-96

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)

672 ATCHEE LAVE



CURVE "A" DATA  
 R = 222.00'  
 L = 24.06'  
 CH BRG = S 03° 21' 58" W  
 CH = 24.04'

PLOT PLAN

LOT 11, BLOCK 2  
VALLEY MEADOWS  
(SUBDIVISION)  
FILING NO. TWO

SCALE: 1" = 20'

ACCEPTED *[Signature]*  
 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*  
*f. Don Denton*  
 2-26-96

Drawn For  
 MC CONSTRUCTION  
 2397 BROADWAY  
 GRAND JUNCTION, COLORADO 81503  
 (970) 245-4931

Drawn By  
 TOM DENTON  
 304 LAKE ROAD  
 GRAND JUNCTION, COLORADO 81503  
 (970) 242-5909