

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 55658

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 673 Atchec Lane TAX SCHEDULE NO. 7945-032-36-002
SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7793
FILING 2 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) None
(1) OWNER Hank + Maurer Keesler NO. OF DWELLING UNITS
BEFORE: None AFTER: One THIS CONSTRUCTION
(1) ADDRESS 1777 17 1/2 Rd. Fruita Colo NO. OF BLDGS ON PARCEL
(1) TELEPHONE 858-9084 BEFORE: None AFTER: None THIS CONSTRUCTION
(2) APPLICANT Jim Eldridge USE OF EXISTING BLDGS None
(2) ADDRESS 663 - 59 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE:
Perd Set. Single Family Residence.
(2) TELEPHONE 243-1514

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-2.8 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 10' from PL Rear 20' from PL Special Conditions _____
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 Jim Eldridge Date 4-1-96
Department Approval Marcia Batideaux Date 4-4-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9105
Utility Accounting Marcell Cole Date 4/8/96

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)

97.0

Lot 2 Block 3
VALLEY MEADOWS
Filing II
673 ATCHEE LANE

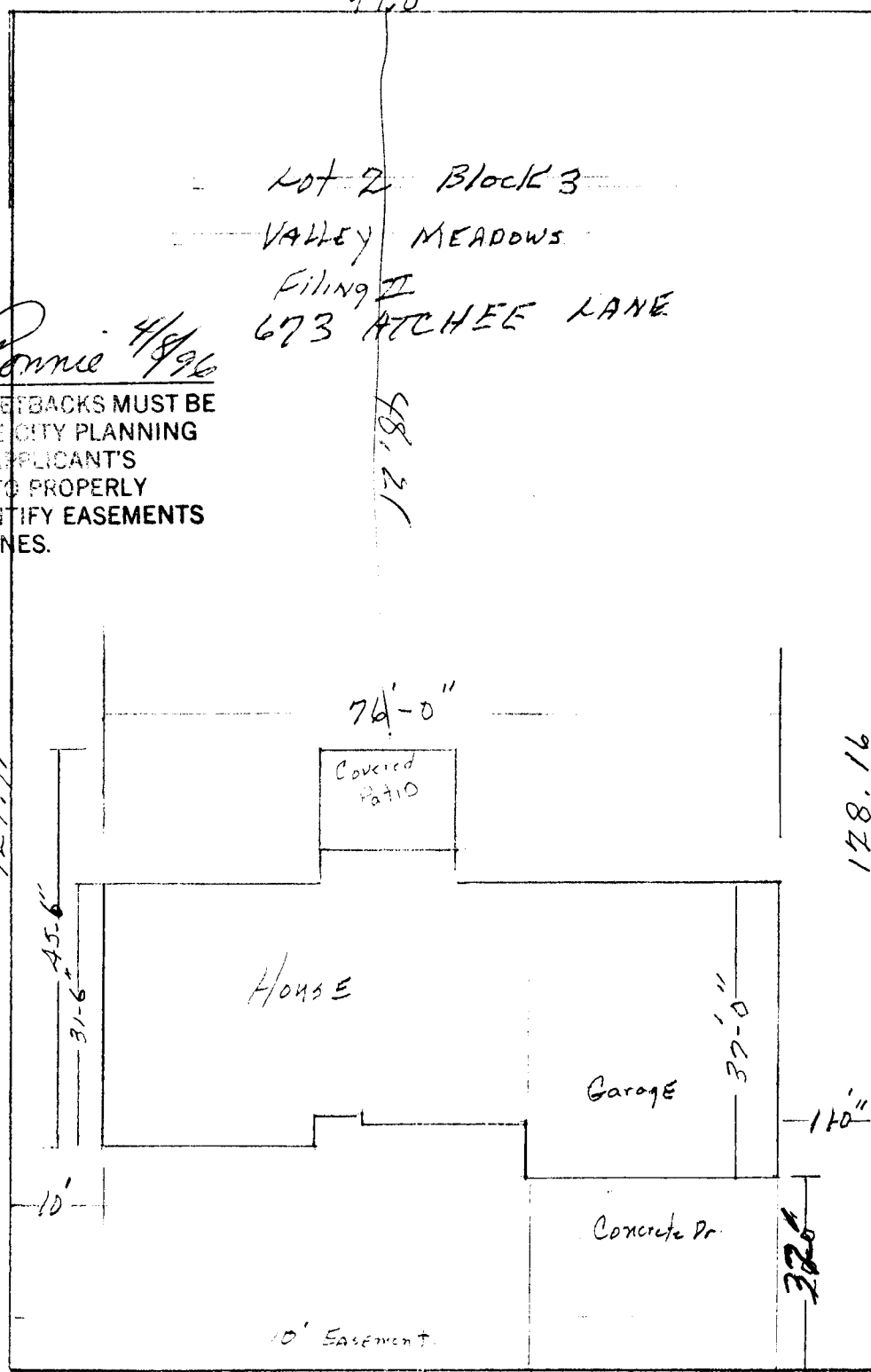
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Ronnie 4/8/96

48.21

127.71

178.16



2485 Sq Ft House + Garage
12416 Sq. Ft Lot
-2945-032-36-002

ATCHEE LANE
RESIDENCE FOR
Mr + Mrs HERB KESSLER.

DRIVEWAY
LOCATION OK
J. Kessler 4-1-96