

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55793

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 674 Atchee Lane TAX SCHEDULE NO. 2945-032-35-012
 SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 2 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Nick Martin NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS single family residential
 (2) APPLICANT Mark H Beebe DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) ADDRESS 1520 Ptarmigan Ct. N. Family residential
 (2) TELEPHONE 242-7198

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 2
 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 Mark H Beebe Date 4-9-96
 Department Approval Marcia Batideaux Date 4-11-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 2118
 Utility Accounting Christina Date 4-11-96

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)

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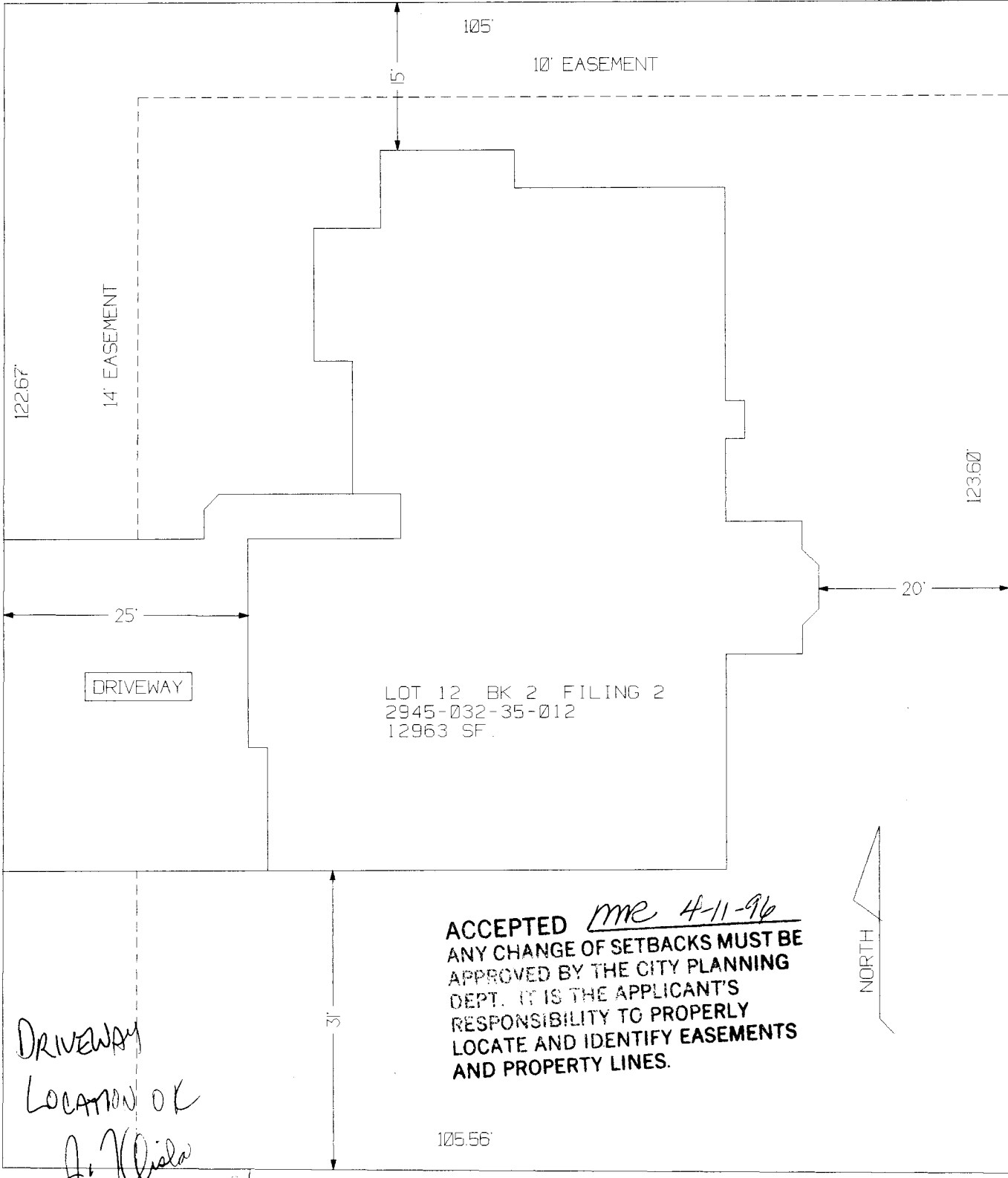
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TCP-0
PR 2.8

CENTENNIAL CONSTRUCTION
242-7198
MARCH 29, 1996

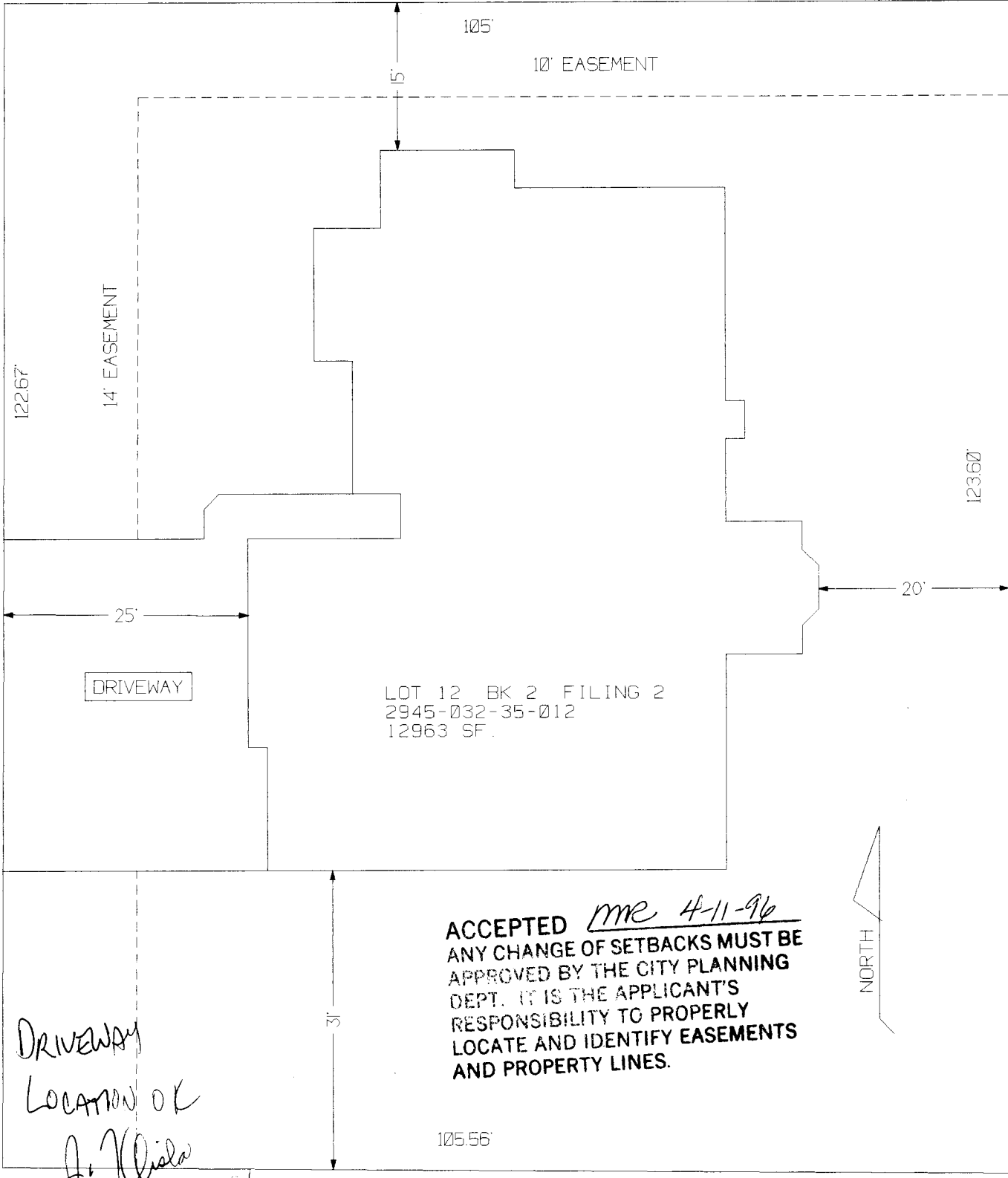


ACCEPTED *me 4-11-96*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

*DRIVEWAY
LOCATION OK
J. Kliska
4-4-96*

TCP-0
PR 2.8

CENTENNIAL CONSTRUCTION
242-7198
MARCH 29, 1996



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