

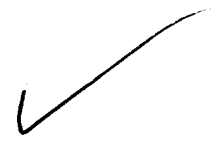
FEE \$	1000
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61477

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



3100-1960-01-0

BLDG ADDRESS 675 ATCHEE LANE TAX SCHEDULE NO. 2945-032-36-003
 SUBDIVISION VALLEY MEADOWS SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 225
 FILING 2 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 3045
 (1) OWNER MARK GARDNER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 675 ATCHEE LANE
 (1) TELEPHONE 245-6588 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT DAWAYNE MARTIN INC USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 1712 GLENWOOD AVE DESCRIPTION OF WORK AND INTENDED USE: Deck-
 (2) TELEPHONE 243-7365 SUN ROOM ADDITION ON EXISTING PATIO

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 Special Conditions _____
 Side 10' from PL Rear 20' from PL _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 19 ANNEX# _____

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 Dawayne Martin Date 8-6-97

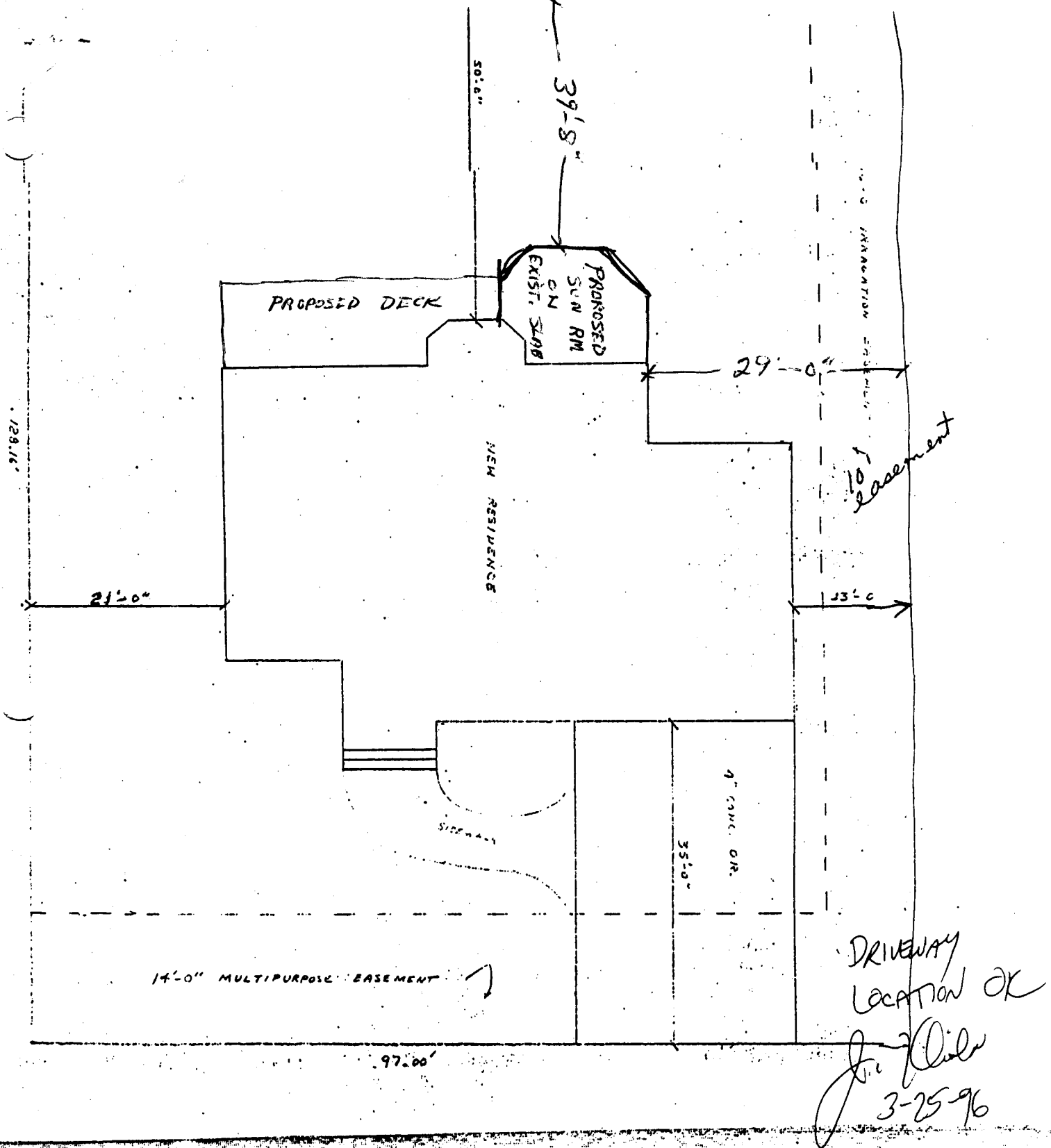
Department Approval Antonia J. Costello Date 8-6-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting J. Adams Date 8-6-97

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)



ACCEPTED SLC 8-6-97
 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.