

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>78574</u>
FILE #

PLANNING CLEARANCE

~~(for plan review, multi-family development, non-residential development)~~
Grand Junction Community Development Department

single family residence

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 671 ATCHEE LANE

SUBDIVISION VALLEY MEADOWS

FILING 2 BLK 3 LOT 1

OWNER DENNIS DEFFIEUX

ADDRESS 671 ATCHEE LANE

TELEPHONE 257-1758

APPLICANT MADISON CONSTRUCTION

ADDRESS 2465 E. PIAZZA CT

TELEPHONE 243-8190

TAX SCHEDULE NO. 2945-032-36-001

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 167

SQ. FT. OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS SINGLE FAM. RESIDENCE

DESCRIPTION OF WORK & INTENDED USE: _____
ADDITION

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 2.8

SETBACKS: FRONT: 20' from Property Line (PL) or
from center of ROW, whichever is greater

SIDE: 10' from PL REAR: 20' from PL

MAXIMUM HEIGHT 32'

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO —

PARKING REQUIREMENT: 2

SPECIAL CONDITIONS: _____

CENSUS TRACT 10 TRAFFIC ZONE 19 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings 8 1/2 x 11 site plan must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 2-4-01

Department Approval Ronnie Edwards Date 2-5-1

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing 34702 72652</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/5/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



WEATHER SHIELD WINDOWS & DOORS

THERE'S MORE TO SEE IN A WEATHER SHIELD WINDOW.

ACCEPTED *Ronnie 2/5/01*
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.

