

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 57004

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

WTP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1151 Micaela's Village ^{LT.} TAX SCHEDULE NO. 2945-234-12-004
SUBDIVISION Micaela's Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,114
FILING _____ BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) - 0 -
(1) OWNER ELEN D. WHALEY NO. OF DWELLING UNITS
(1) ADDRESS P.O. Box 269 ^{Whitewater, CO} 815270269 BEFORE: 2 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 970/257-1031 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT D Bar D Custom Home Corp NO. OF EXISTING BLDGS NA
(2) ADDRESS 3218 Sunny Hill Ln GCT DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 970-434-9596 New Home

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 4 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
Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height _____
CENSUS TRACT 13 TRAFFIC ZONE 80

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).

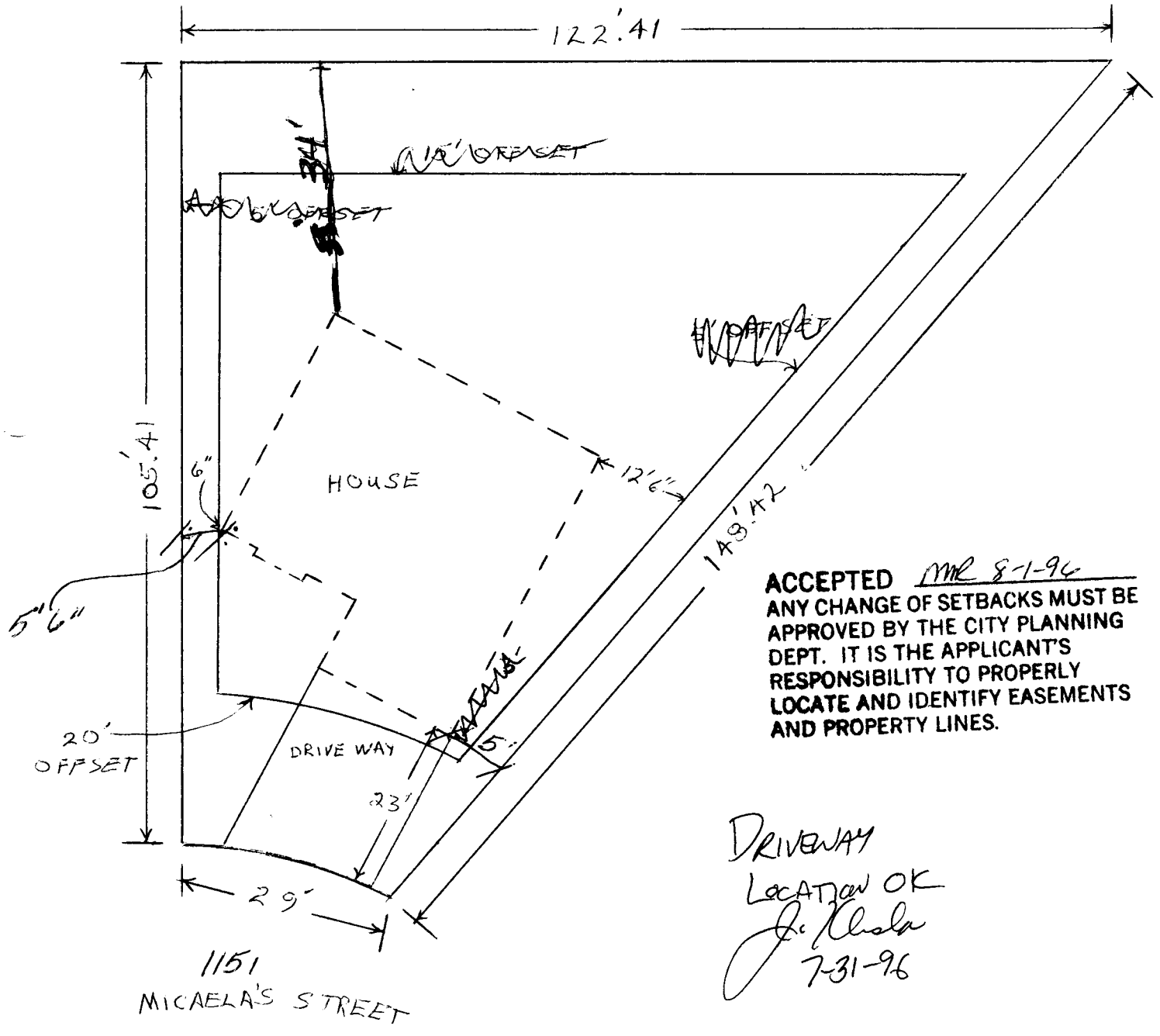
Applicant Signature Ronald McClashy Date 7/26/96
Department Approval Marcia Rudekamp Date 8-1-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9391

Utility Accounting Chris [Signature] Date 8-1-96

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)



ACCEPTED *MR 8-1-96*
 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.

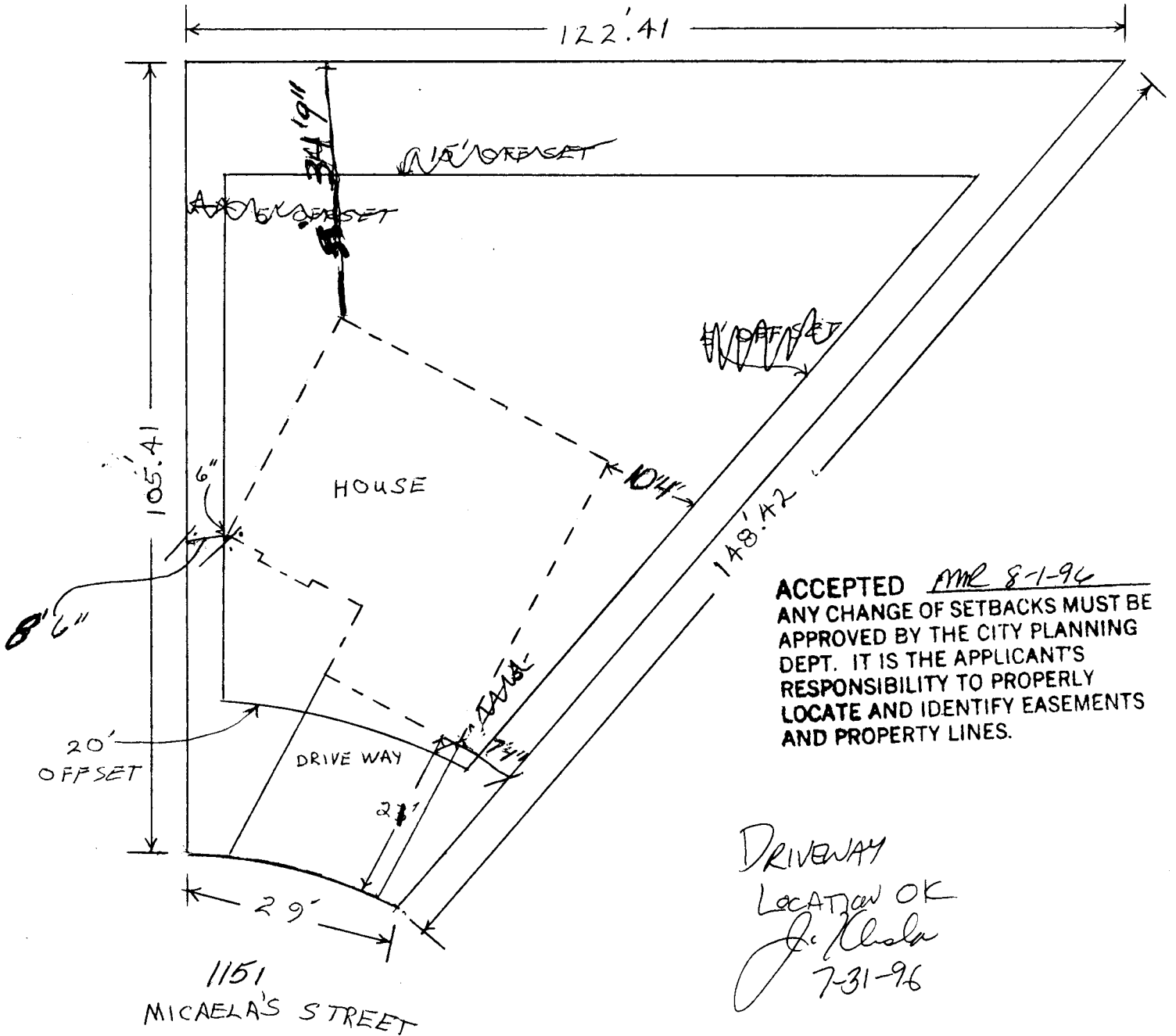
DRIVENWAY LOCATION OK
J. Kishla
 7-31-96



1/2" = 10'

ACCEPTED MR 8-6-96
 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.

Revised



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DRIVENWAY
 LOCATION OK
J. Chisla
 7-31-96



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