

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 57969

PIF 750
 +1260
 #1854
in sale

PLANNING CLEARANCE

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

KCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1171 Micaela Place TAX SCHEDULE NO. 2945-234-00-017
 SUBDIVISION Micaela Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1344 s.f.
 FILING --- BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Mary Lou Kennedy NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2034 Broadway, Grand Junction, CO
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (303) 245-6693
 (2) APPLICANT Cooper Construction USE OF EXISTING BLDGS Single Family Residence
 (2) ADDRESS P.O. Box 2401 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE (970) 243-2952 Construction of single family residence

call me

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 _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 5' 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 [Signature] Date 10/23/96
 Department Approval Ronnie Edwards Date 10/23/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9600

Utility Accounting Marshall Cole Date 10/23/96

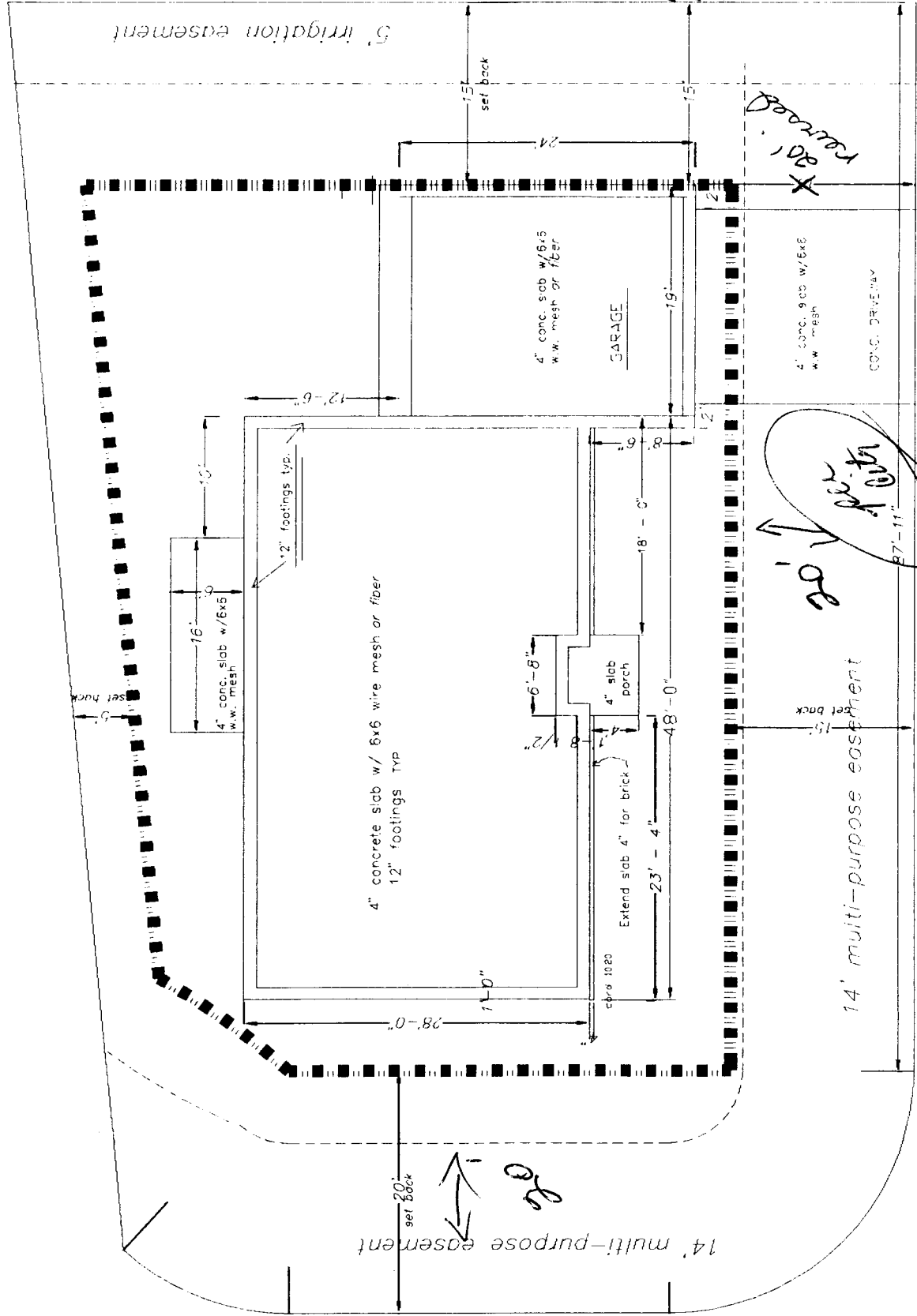
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Copy of Plan

ACCEPTED *Ranice* 10/23/96

ANY CHANGE IN DIMENSIONS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



1171 MICAELA'S PLACE
PLOT PLAN

1171 Micaela's Place

LOT 1 BLOCK 3

BACON COURT

DRIVEWAY LOCATION OK
P. U.S.

10-22-96