

FEE \$	105
TGF \$	300
SIF \$	



BLDG PERMIT NO. 03084

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS <u>1792 Bacon Ct.</u>	TAX SCHEDULE NO. <u>2945-234-14-005</u>
SUBDIVISION <u>Micela's Village</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1100</u>
FILING _____ BLK <u>3</u> LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Zeck + Assoc.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>P.O. Box 1083</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>257-9483</u>	USE OF EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>Zeck + Associates</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>P.O. Box 1083</u>	<u>Single family residence</u>
(2) TELEPHONE <u>257-9483</u>	

**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 <u>PR-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>15</u> from PL	Special Conditions <u>on building envelope</u>
Maximum Height _____	CENSUS <u>13</u> TRAFFIC <u>80</u> 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 <u>Maury Zeck</u>	Date <u>11-26-97</u>
Department Approval <u>Mike Palkutin</u>	Date <u>12/16/97</u>

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #10768 TR 83360

Utility Accounting Chris Anderson Date 12-16-97

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)

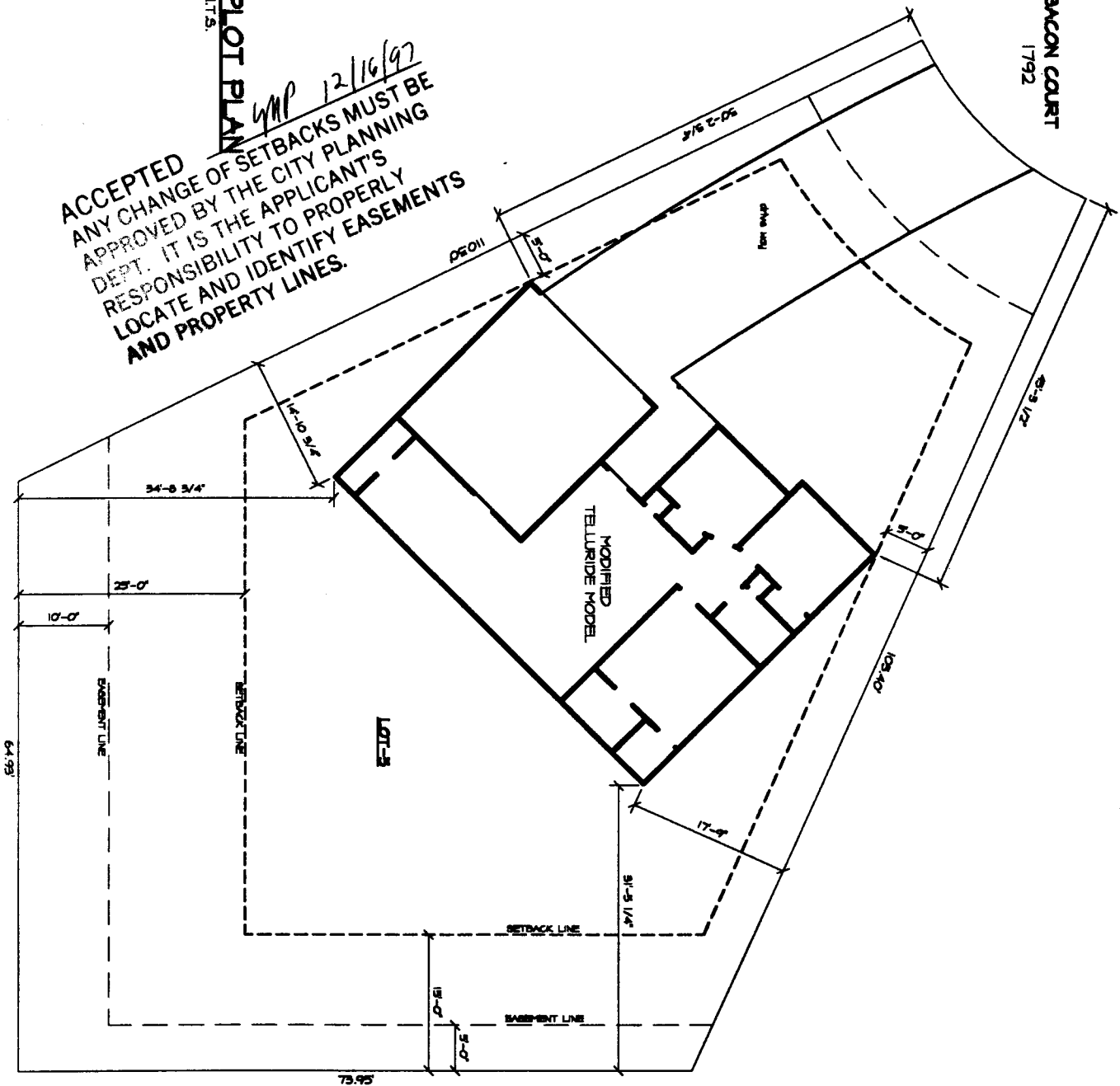


**PLOT PLAN**  
N.T.S.

**ACCEPTED**  
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.

*YMP 12/16/97*

**BACON COURT**  
1792



*DRIVEWAY LOCATION OK  
M Ashbeck 11/28/97*

	<b>JMK &amp; Associates</b> 2214 Walnut St. Grand Junction, CO. 81502 (970) 257-9483	<b>PLOT PLAN for</b> <b>LOT 3, BLOCK 5</b> <b>Micaela Village Subdivision</b>	
	<b>PL-1</b>		