

FEE \$	10 ⁻
TCP \$	500 ⁰⁰
SIF \$	



BLDG PERMIT NO. 61039



PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1789 KATHY LYNN ST TAX SCHEDULE NO. 2945-234-14-009

SUBDIVISION MICHAELA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1330

FILING BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Zeck & Associates NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. BOX 1083 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 257-9483

(2) APPLICANT SAME USE OF EXISTING BLDGS SINGLE FAMIL

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
SINGLE FAMILY RESIDENCE

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 ~~PR4~~ PR4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____

CENSUS 13 TRAFFIC 80 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 Maureen Zeck Date 7/1/97

Department Approval Bonnie Edwards Date 7/10/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10353

Utility Accounting J. Adams Date 7-10-97

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)

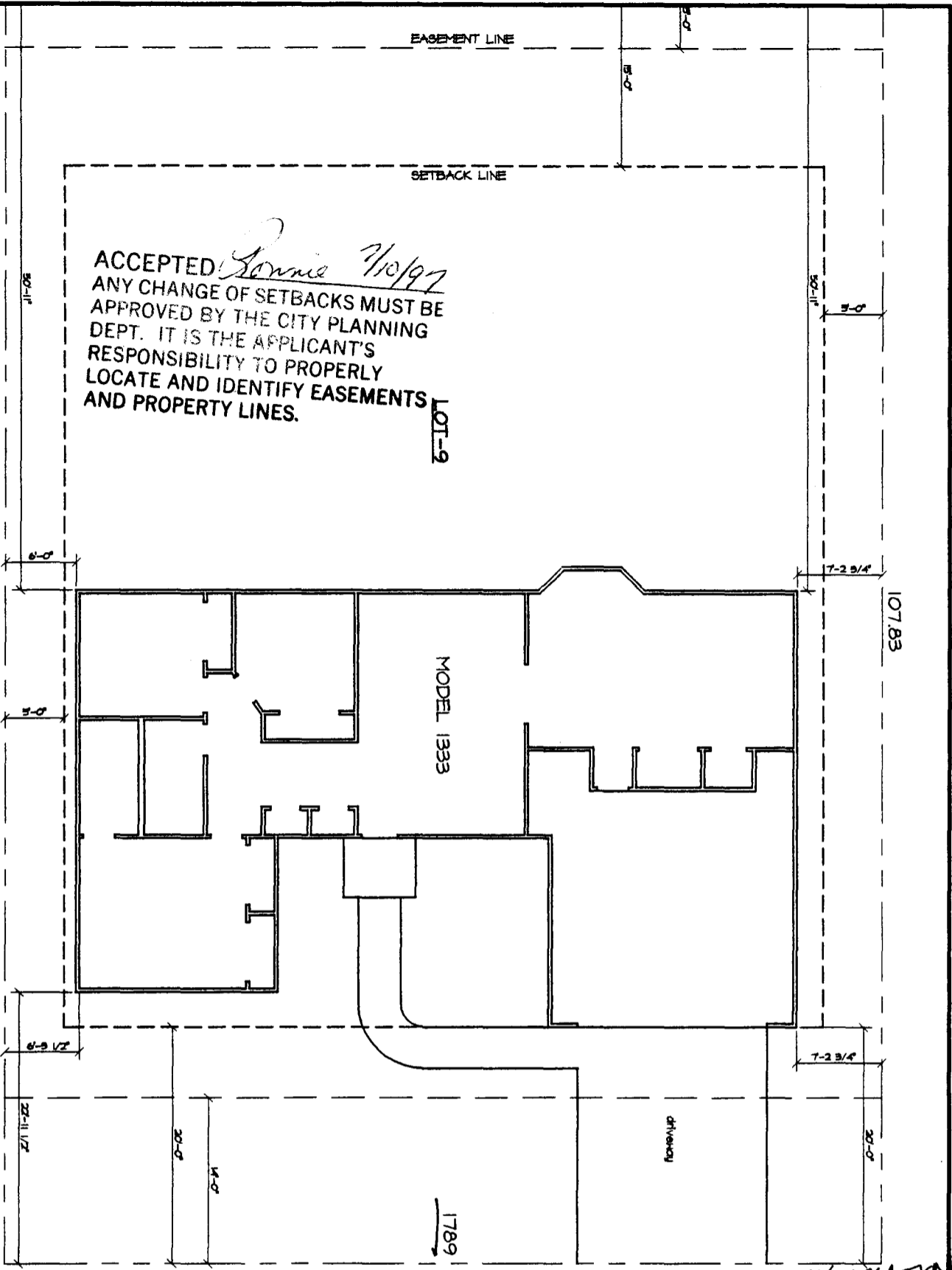
EASEMENT LINE

SETBACK LINE

ACCEPTED *Ronnie 7/10/97*
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.

LOT-9

PLOT PLAN
SCALE: N.T.S.



KATHY LYNN STREET

*DRIVEWAY LOCATION
O.K. by dashbreck
7/1/97*

PL-1 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	JMK & Associates 221 1/2 Highway 26 Grand Junction, CO. 81502 (970) 241-2200	Zook & Associates LLC P.O. Box 1088 Grand Junction, CO. 81502 (970) 257-9483	PLOT PLAN for LOT 9, BLOCK 3 Micaela Village Subdivision	REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
	DATE: 7/1/97 DRAWN BY: JMK CHECKED BY: JMK			