

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	0



BLDG PERMIT NO. 59989

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1790 KATHY LYNN ST TAX SCHEDULE NO. 2945-234-15-002
 SUBDIVISION MICHELLE VILLAGO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1350 sq ft
 FILING _____ BLK 4 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Zeck & Assoc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO Box 1083 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 257-9483 USE OF EXISTING BLDGS New Residence
 (2) APPLICANT Zeck & Assoc DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE 257-9483 New 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 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 5' from PL Rear 15' from PL
 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 Manuel Zeck Date 4/16/97
 Department Approval Bonnie Edwards Date 4-25-97

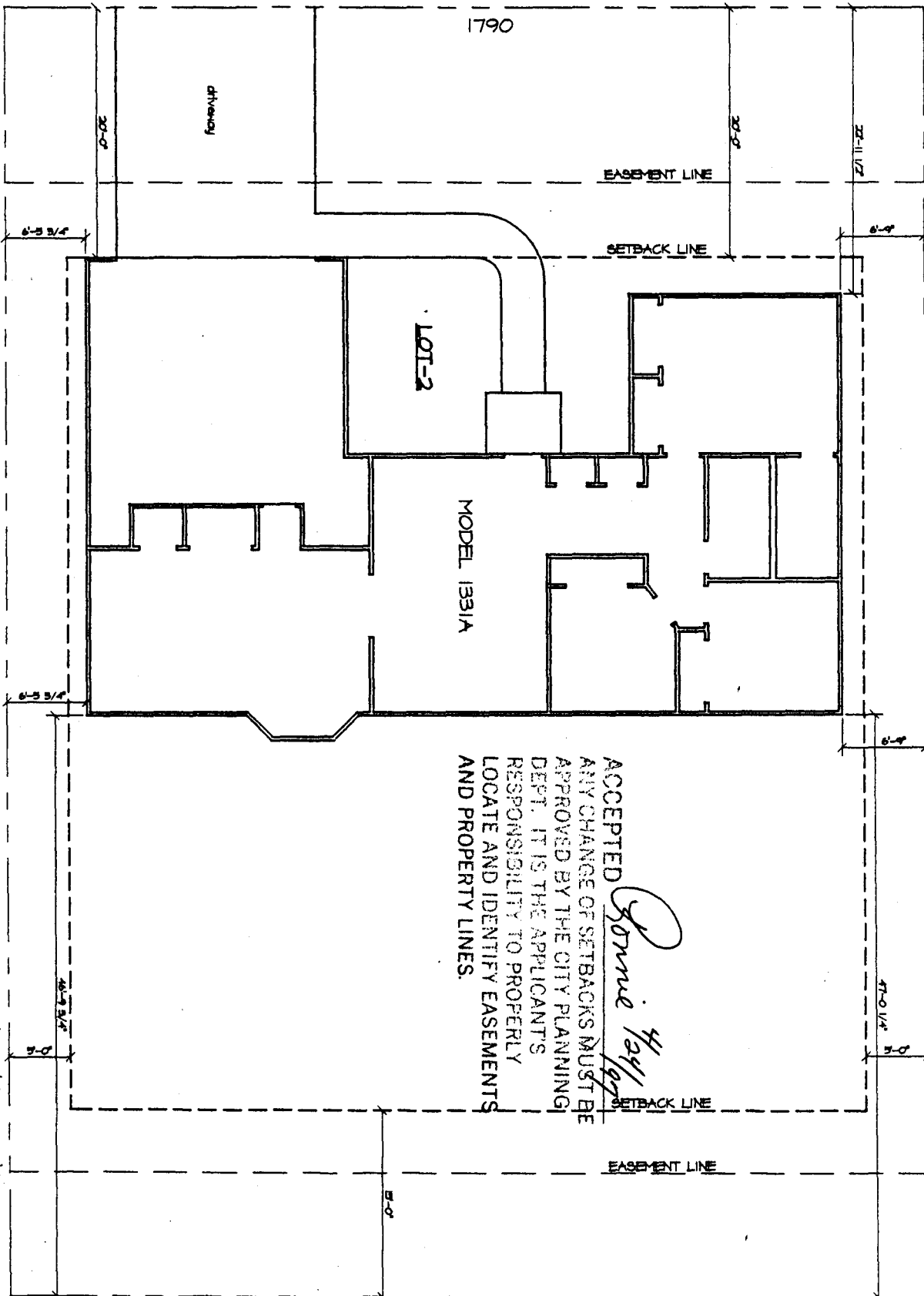
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10/25
 Utility Accounting: Richardson Date 4-25-97

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)

KATHY LYNN STREET FRONT

1790



ACCEPTED
Yonnie 4/17/97
 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.

Yonnie 4/17/97

PLOT PLAN
 SCALE: 3/16"=1'-0"

Driveway location O.K.
 E.L. Adkins 4/17/97



JMK & Associates 201 1/2 Eastwood Dr. Grand Junction, CO 81502 (970) 257-9488	Zec & Associates LLC P.O. Box 1083 Grand Junction, CO. 81502 (970) 257-9488	PLOT PLAN for LOT 2, BLOCK 4 Micaela Village Subdivision		3
		JMK	JMK	