

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. 63155

lc

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1792 Mesa Ct TAX SCHEDULE NO. 2945-234-13-005
 SUBDIVISION MICHAELA VILHACO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1100
 FILING _____ BLK Z LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Zeck & Associates NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 1083 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 257-9483 USE OF EXISTING BLDGS SINGLE FAMILY
 (2) APPLICANT SAVE DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ SINGLE FAMILY RES

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 RB-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
 Side 5' from PL Rear 15' from PL Special Conditions On in Building
 Maximum Height _____ envelope
 CENSUS 13 TRAFFIC (8) 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 Maureen Zeck Date 12/3/97
 Department Approval Antonia Costello Date 12-9-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10756
 Utility Accounting Observed Date 12-9-97

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)

