

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 59302

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1793 Leoa Ct. TAX SCHEDULE NO. 2945-234-13-003  
SUBDIVISION MICAZIA Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1080  
FILING \_\_\_\_\_ BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A  
(1) OWNER Zeck & Associates LLC NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS P.O. Box 1003  
(1) TELEPHONE (970) 257-9483 NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Zeck & Assoc. USE OF EXISTING BLDGS SINGLE FAM RES  
(2) ADDRESS P.O. Box 1003 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE (970) 257-9483 NEW CONSTRUCTION

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 5' from PL Rear 15' 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).

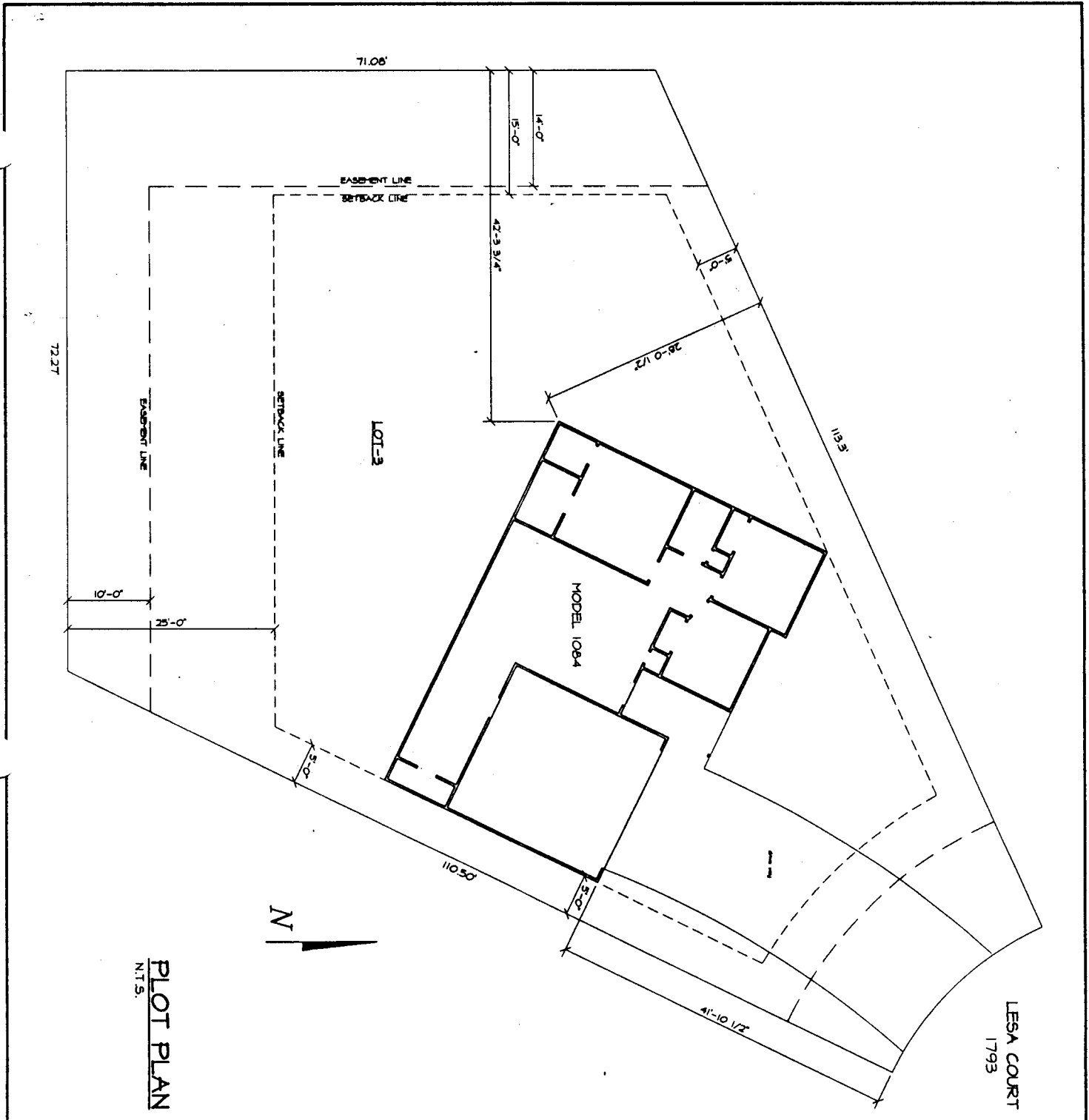
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Marye Zeck Date 3-4-97  
Department Approval Luca Costello Date 3-4-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9942  
Utility Accounting A. Leachman Date 3-4-97

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)



PL-1  
N.T.S.

ACCEPTED SLC 3/4/97  
 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.

DRIVEWAY  
 LOCATION OK  
*J. K...*  
 3-4-97

PL-1	JMK & Associates 488 1/2 Fruitwood Dr. Grand Junction, CO. 81504 (970) 484-5818	Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO. 81502 (970) 257-9483	PLOT PLAN for LOT 3, BLOCK 2 Micaela Village Subdivision	REVISION	DATE