FEE $ 10⁰⁰	
TCP $ 500⁰⁰	
SIF $ 0	

BLDG PERMIT NO. 60432

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

BLDG ADDRESS 1796 Lesa Ct.

SUBDIVISION Micaela Village

FILING ____ BLK 2 LOT 4

(1) OWNER Zeck & Associates

(1) ADDRESS P.O. Box 1093

(1) TELEPHONE 257-9483

(2) APPLICANT Same

(2) ADDRESS Same

(2) TELEPHONE ____

TAX SCHEDULE NO. 2945-234-13-004

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1100

SQ. FT. OF EXISTING BLDG(S) N/A

NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

USE OF EXISTING BLDGS N/A

DESCRIPTION OF WORK AND INTENDED USE: ____
New Single Family Res.

REQUIRED: One plot plan, on 8 ½" 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

SETBACKS: Front 20' from property line (PL)
or ____ from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL

Maximum Height ____

Maximum coverage of lot by structures ____

Parking Req'mt ____

PAID

Special Conditions ____

JUN 10 1997

CENSUS 13 TRAFFIC 80 **CM** ANNX# ____

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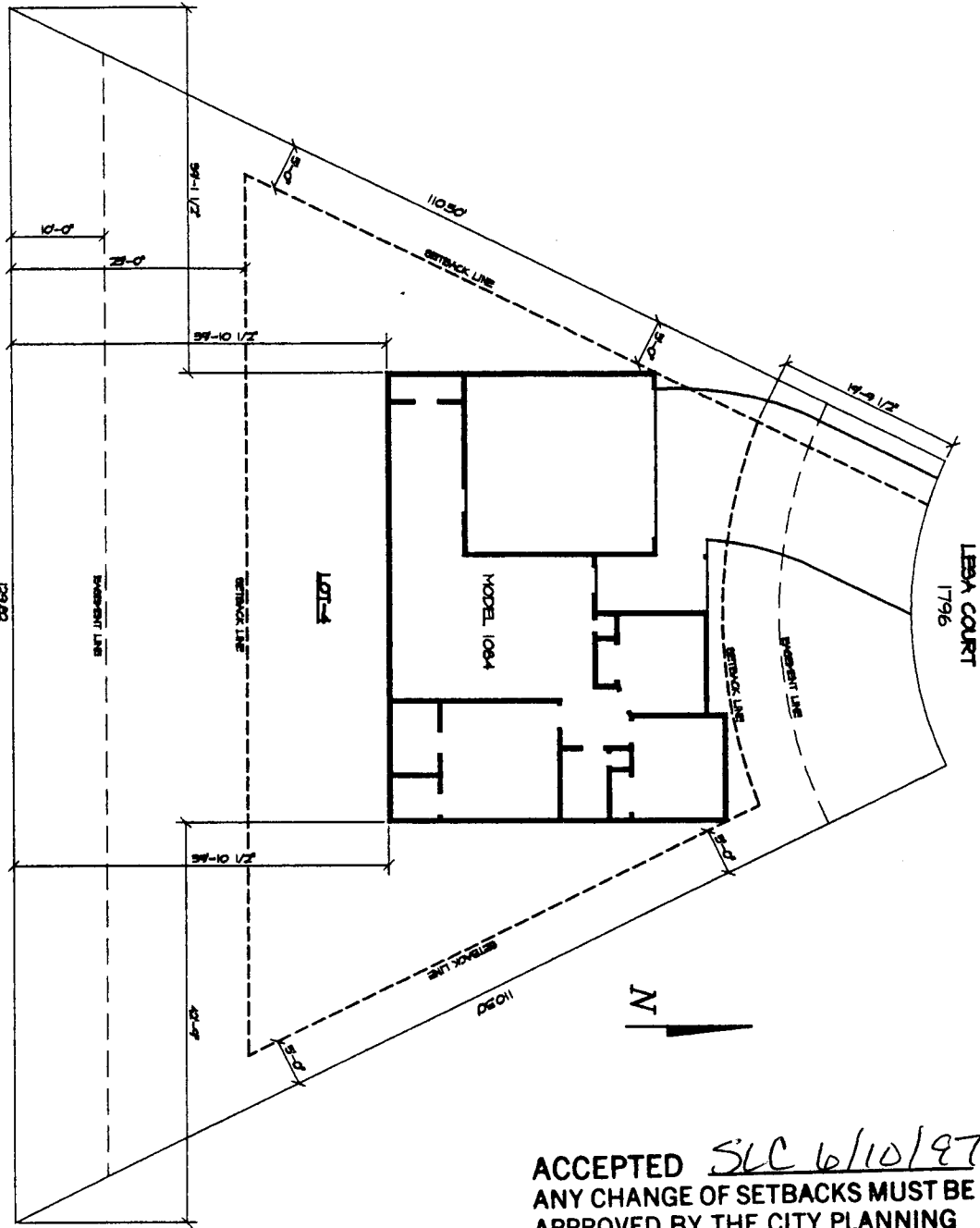
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature _Maury Zeck_ Date 5/16/97

Department Approval _Kurtis Castella_ Date 6/10/97

Additional water and/or sewer tap fee(s) are required: YES ✓ NO ____ W/O No. 10253

Utility Accounting _CM Cole_ Date 6/10/97

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)_

Review location
o.k. Whitlock
5/20/97

PLOT PLAN
SCALE: 1/6"=1'-0

MODEL 1084

LOT-4

SETBACK LINE

EASEMENT LINE

SETBACK LINE

LEDA COURT
1796

110.50

110.50

10'-0

25'-0

34'-10 1/2"

34'-10 1/2"

27'-1 1/2"

48'-0

5'-0

5'-0

14'-3 1/2"

42'-0

N

ACCEPTED SLC 6/10/97
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.

JMK
& Associates

PL-1

Zeck & Associates LLC
P.O. Box 1083
Grand Junction, CO. 81502
(970) 257-9483

PLOT PLAN for
LOT 4, BLOCK 2
Micaela Village Subdivision