

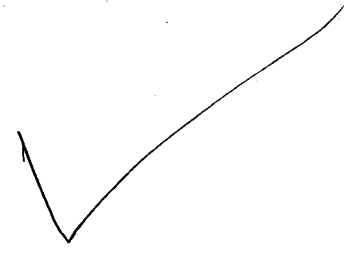
FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	A



BLDG PERMIT NO. 60160

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 1162 MICAZLA PL TAX SCHEDULE NO. 2945-234-12011

SUBDIVISION MICAZLA Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1350

FILING _____ BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) A

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

(1) ADDRESS PO Box 1083

(1) TELEPHONE 257-9483 NO. OF BLDGS ON PARCEL BEFORE: A AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS New single Res

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ NEW SINGLE FAM

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

Side 5' from PL Rear 15' from PL Special Conditions FENCING CANNOT EXTEND

Maximum Height _____ INTO PEDESTRIAN EASEMENT BETWEEN
LOTS 11 & 12
 CENSUS _____ TRAFFIC _____ 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 Marcel Zeck Date 4/30/97

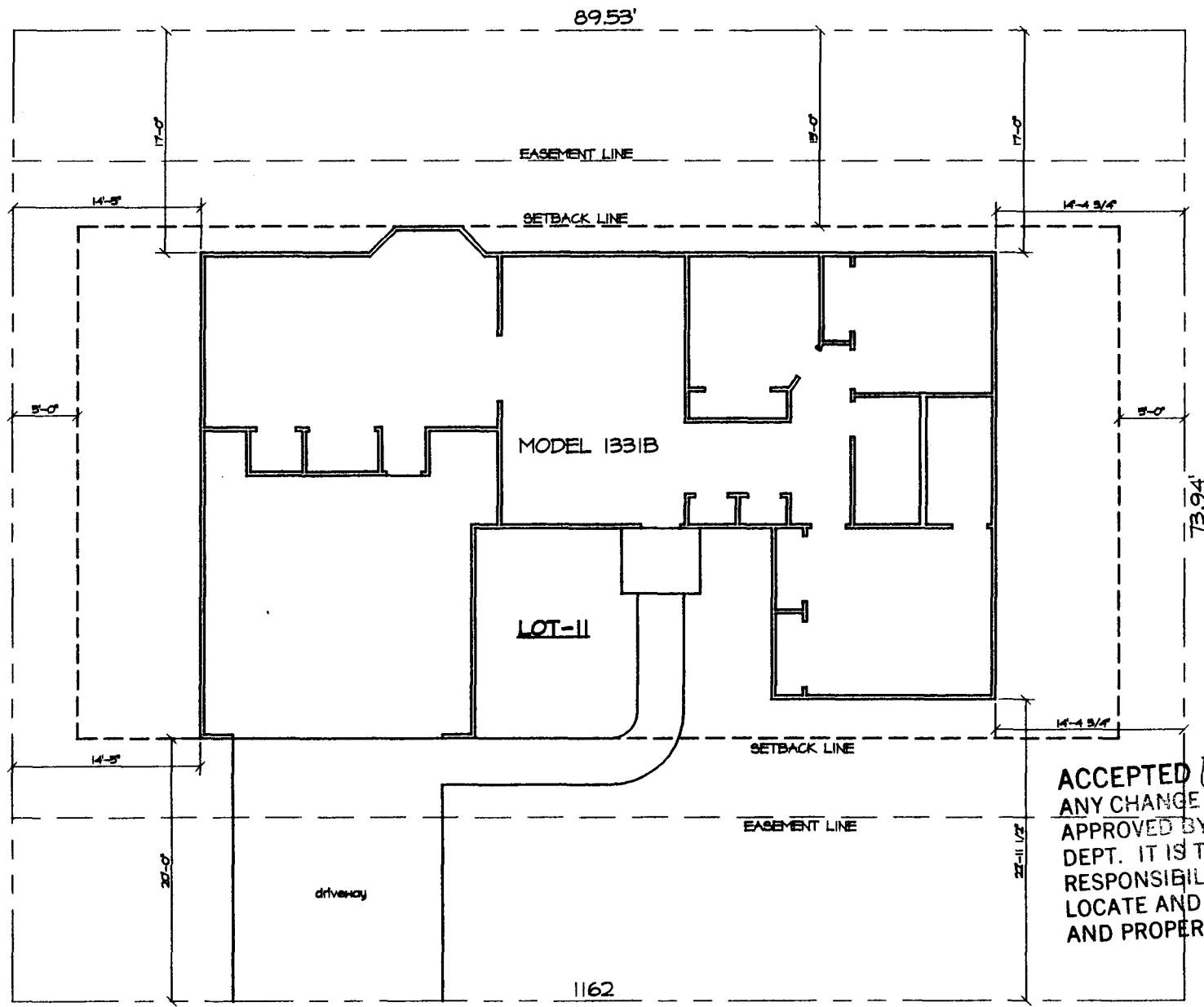
Department Approval Ronnie Edwards Date 5/6/97

* Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10140

Utility Accounting Debra Date 5/6/97

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)



ACCEPTED *Ronnie 5/1/97*
 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 O.K.
Kl. Ashbeck 5/1/97

MICAELA'S PLACE

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

FENCING CANNOT EXTEND INTO
 10' WIDE PEDESTRIAN EASEMENT
 BETWEEN LOTS 11 & 12

PLOT PLAN for LOT 11, BLOCK 1 Micaela Village Subdivision	
Zec & Associates LLC P.O. Box 1088 Grand Junction, CO. 81502 (970) 267-9463	
JMK & Associates 2217 1/2 1st St. NW Grand Junction, CO 81505	
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	PL-1