

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

BLDG PERMIT NO. 61857

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

*1182*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1182 Micadris R TAX SCHEDULE NO. 2945-234-12-016  
SUBDIVISION Micadris Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1489  
FILING 1 BLK 1 LOT 15 16 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER ELI FRESQUEZ NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2161 Monument Village Ct  
(1) TELEPHONE 243-1488 81505 NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT ELI FRESQUEZ USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS 2161 Monument Village Ct DESCRIPTION OF WORK AND INTENDED USE: new  
(2) TELEPHONE 243-1488 81505 Single Family Home

**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 2  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
CENS.T. 13 T.ZONE 80 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 Eli Fresquez Date 9/3/97  
Department Approval Senta Castello Date 9/4/97

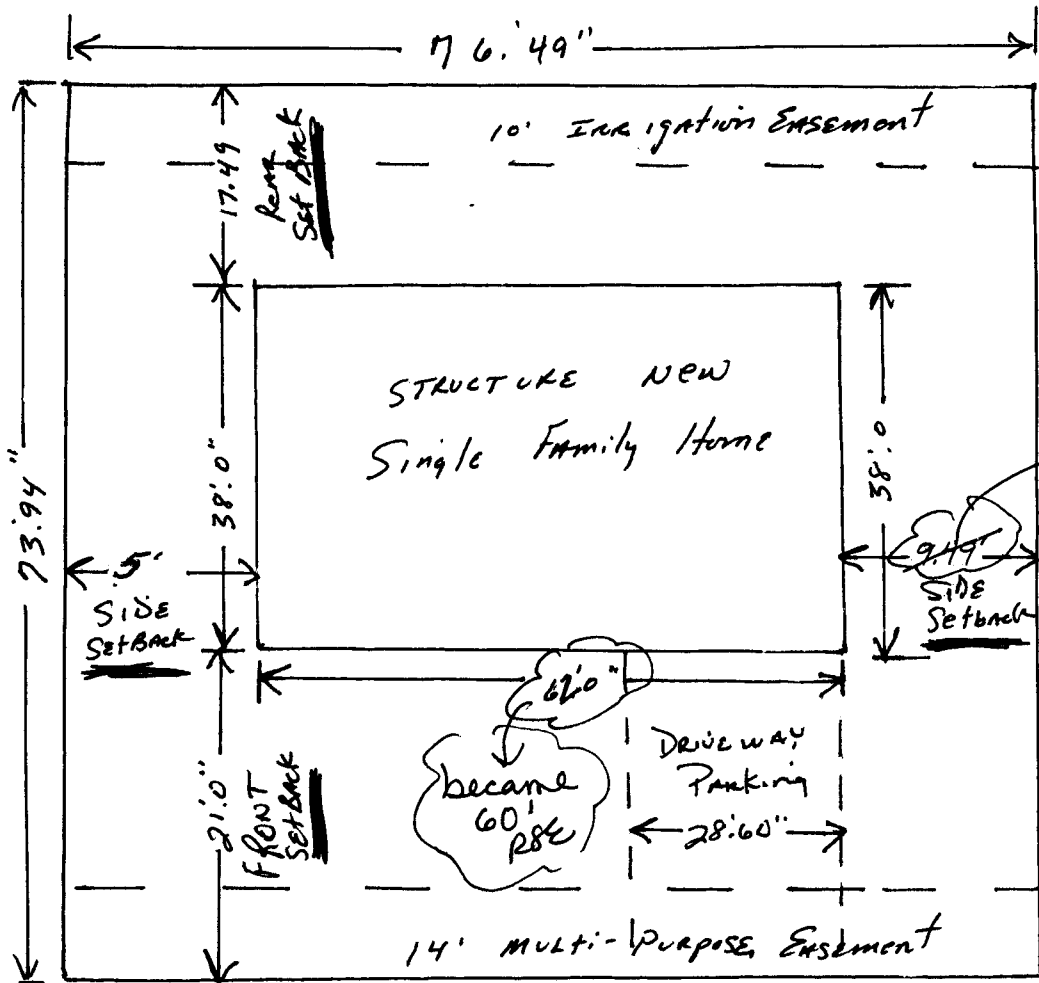
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10523  
Utility Accounting Mendoza Date 9-4-97

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)

Setbacks Front 20'  
 Rear 15'  
 Side 5'

NORTH



revised to 11.49' 9/25/97-okay RSE

Coordinated by Jim Jensen

WEST

EAST

1188 MICHAELA'S PLACE

ACCEPTED SLC 9/4/97  
 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.

SOUTH

DRIVEWAY LOCATION OK.  
 KL Ashbeck  
 9/3/97