

FEE \$	10-
TCP \$	500-
SIF \$	0



BLDG PERMIT NO. 60685

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 1149 MICHAELA CT. TAX SCHEDULE NO. 2945-234-12-005
 SUBDIVISION MICHAELA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1138
 FILING _____ BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER ZECK & ASSOC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO BOX 1003 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) TELEPHONE 267-9403 USE OF EXISTING BLDGS SINGLE FAMILY
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____

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 Special Conditions _____
 Side 5' from PL Rear 20' from PL for this lot - multi-purpose easement - no overhangs
 Maximum Height _____ CENSUS 13 TRAFFIC 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 Marybeth Zech Date 6-30-97
 Department Approval Marcia Rabideaux Date 7-1-97

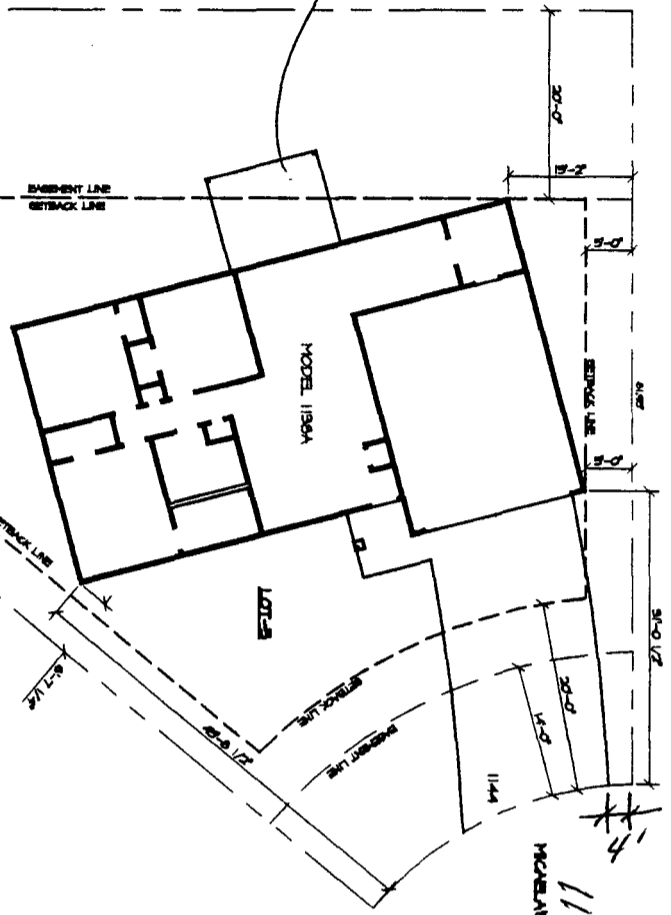
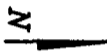
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 81075
 Utility Accounting Chris Anderson Date 7-1-97

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)

*patio only,
no cover*

PLOT PLAN
N.T.S.



ACCEPTED MR 7-1-97
 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.

*TRINITY WATSON
OK W. ROBERT
6/30/97*

*1149
6711*

PL-1 JMK	JMK & Associates 221 1/2 Highway 26 Grand Junction, CO, 81502 (970) 257-8488	Zeck & Associates LLC P.O. Box 1088 Grand Junction, CO. 81502 (970) 257-8488	PLOT PLAN for LOT 5, BLOCK 1 Micaela Village Subdivision	SHEET NO. 1
	DATE 6-30-97	SCALE N.T.S.	DRAWN BY JMK	CHECKED BY JMK