

FEE \$	10. —
TCP \$	500. —
S/F \$	—



BLDG PERMIT NO. 63576

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1788 Bacon Ct. TAX SCHEDULE NO. 2945-234-14-003
 SUBDIVISION Micaela's Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1311
 FILING _____ BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Zeck + Associates NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 1083
 (1) TELEPHONE 257-9483 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Zeck + Assoc. USE OF EXISTING BLDGS ~~Single Family Residence~~
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ Build single family residence

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 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions as per building envelope
 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 Harold L. Zeck Date 1-16-98
 Department Approval Mike Reklutin Date 1/21/98

Additional water and/or sewer tap fee(s) are required. YES NO _____ W/O No. #10868 + R 84327
 Utility Accounting Richardson Date 1-21-98

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)

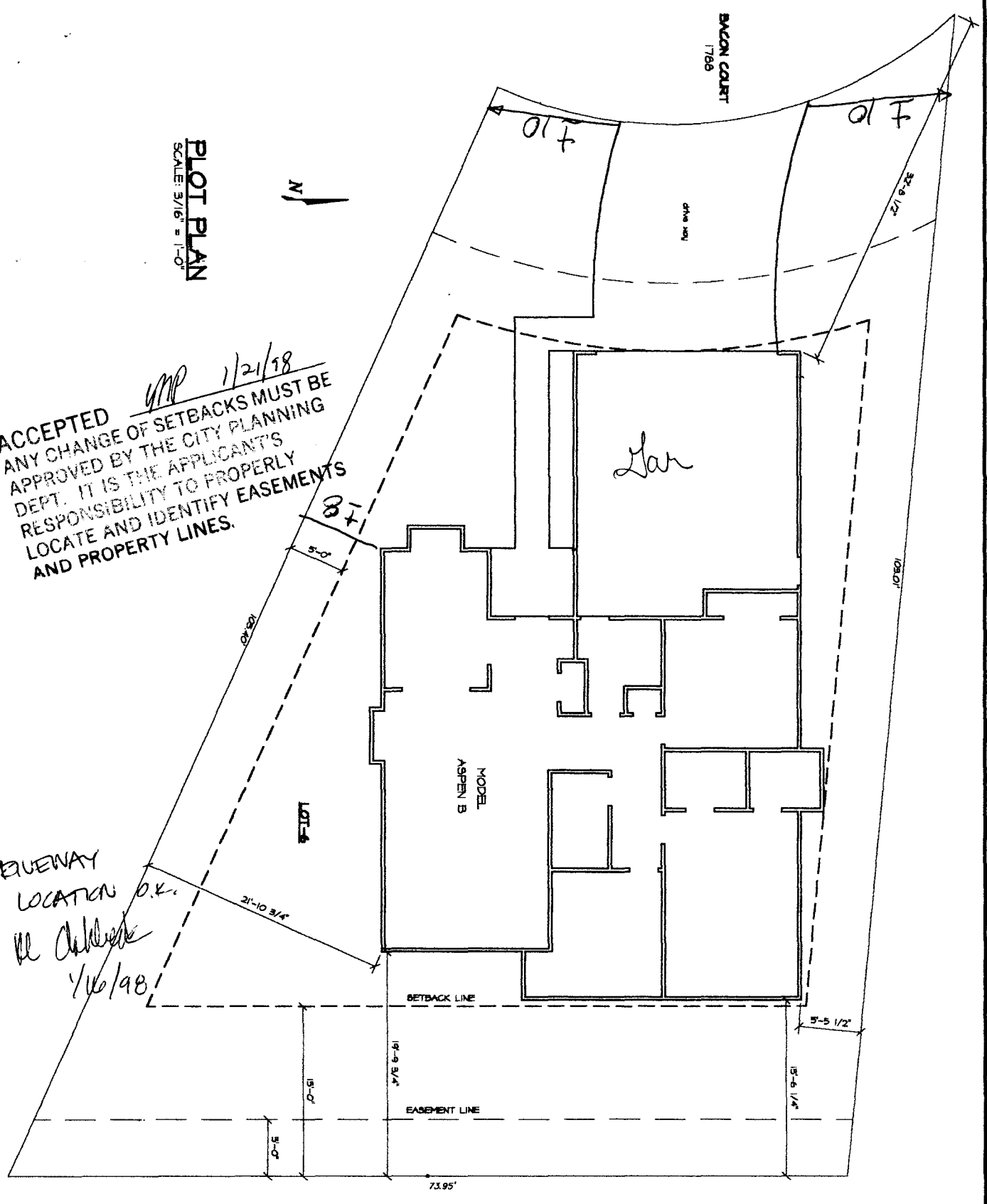
PLOT PLAN
SCALE 3/16" = 1'-0"



BALCON COURT
1766

ACCEPTED *UMP* 1/21/18
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.

REWEWAY LOCATION O.K.
Al Chalkley
1/16/18



	<p>JMK & Associates 200 1/2 Railroad St. Grand Junction, CO 81502 (970) 257-9483</p>	<p>Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 257-9483</p>	<p>PLOT PLAN for LOT 6, BLOCK 3 Micaela Village Subdivision</p>	
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