

FEE \$	101-
TCP \$	500.-
SIF \$	-



BLDG PERMIT NO. 00731

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 1170 MICACLA DR TAX SCHEDULE NO. 2745-234-12-013  
 SUBDIVISION MICACLA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1120  
 FILING \_\_\_\_\_ BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER FEEK & ASSOCIATES NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO Box 1095  
 (1) TELEPHONE 970-257-9153 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS NA  
 (2) ADDRESS GAUC DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ SINGLE FAM 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-4.7 **PAID** Maximum coverage of lot by structures 1  
 SETBACKS: Front 20' from property line (PL) **4-1998** Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater **CMC** Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL **PAID**  
 Maximum Height \_\_\_\_\_ **SEP 4 - 1998**  
 CENSUS 13 TRAFFIC 80 ANNEX# \_\_\_\_\_ **CMC**

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).

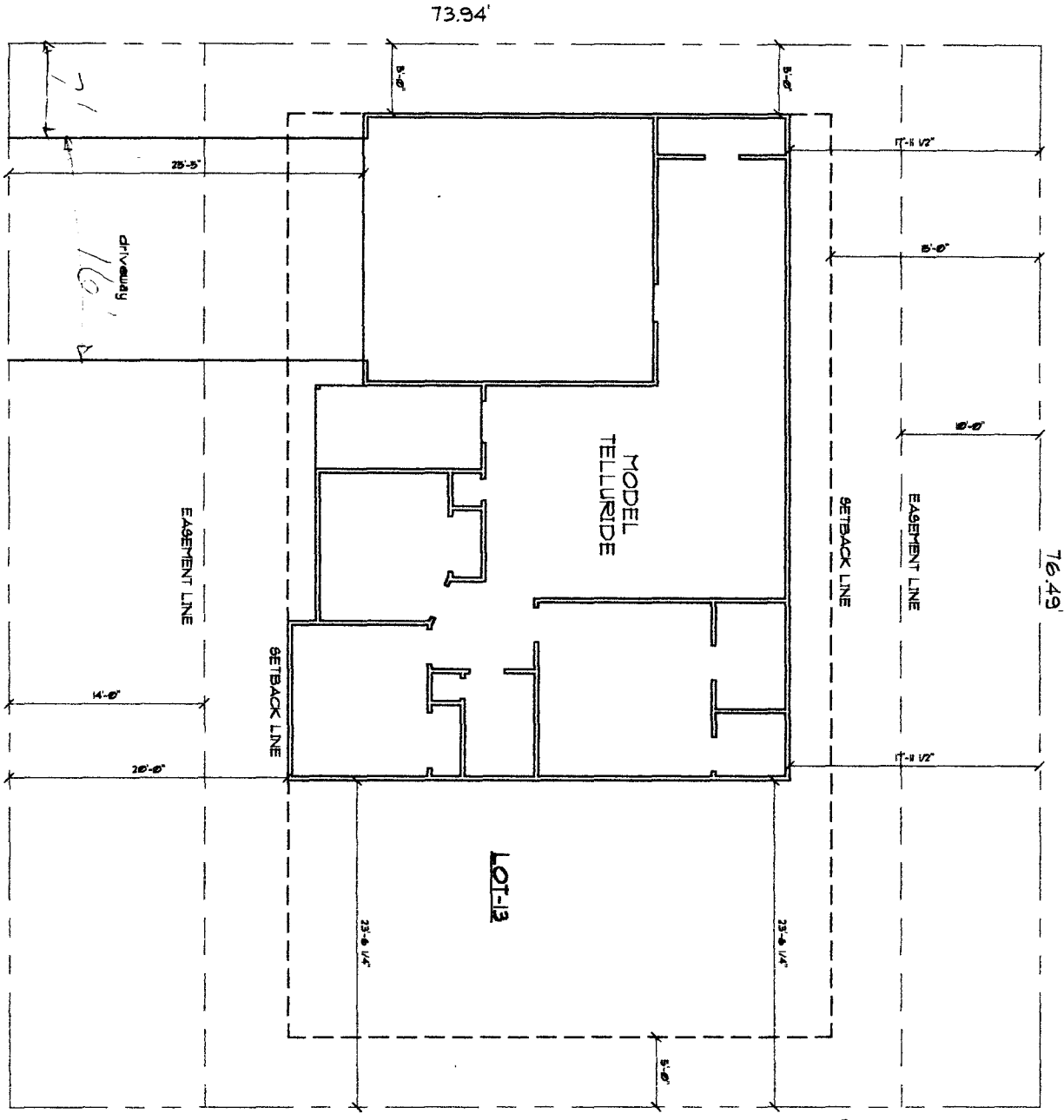
Applicant Signature [Signature] Date 9/2/98  
 Department Approval [Signature] Date 9-4-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11582

Utility Accounting [Signature] Date 9-4-98

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)



MICHAELA'S PLACE  
 1170  
 76.49'  
**PLOT PLAN**  
 SCALE: 3/8"=1'-0"

*PREPARED BY  
 JMK  
 9/21-18*

73.94'

**ACCEPTED SLC 9-4-98**  
 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**  
 201 W. 1st Street, Suite 100  
 Grand Junction, CO 81502  
 (970) 257-2222

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

**PLOT PLAN for**  
**LOT 13, BLOCK 1**  
**Micaela Village Subdivision**

DATE	8/20/2019
BY	JMK
SCALE	3/8"=1'-0"
SHEET NO.	1
TOTAL SHEETS	1