| FEE $ 10.00 |
| TCP $ |
| SIF $ |

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

BLDG PERMIT NO. 83515

Your Bridge to a Better Community

BLDG ADDRESS 1146 Micaelas Ct.

TAX SCHEDULE NO. 2945-234-12-007

SUBDIVISION Micaelas Village

FILING _____ BLK 1 LOT 7

(1) OWNER Louis + Shawna Grimes

(1) ADDRESS 1146 Micaelas Ct.

(1) TELEPHONE 243-6499

(2) APPLICANT Jensen Builders Inc.

(2) ADDRESS 221 ½ Dream Street

(2) TELEPHONE 250-5575

SQ. FT. OF PROPOSED BLDGS/ADDITION 241 SQ FT

SQ. FT. OF EXISTING BLDGS 1083 SQ FT

TOTAL SQ. FT. OF EXISTING & PROPOSED 1324 SQ FT

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS HOME

DESCRIPTION OF WORK & INTENDED USE ADDITION TO HOME

TYPE OF HOME PROPOSED:
_____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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 RMF-8

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES_____ NO_____

Parking Req'mt _____

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 _____ Date 3/7/02

Department Approval _____ Date 3-7-02

| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting _____ | | Date 3/7/02 | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning)   *(Yellow: Customer)*   *(Pink: Building Department)*   *(Goldenrod: Utility Accounting)*
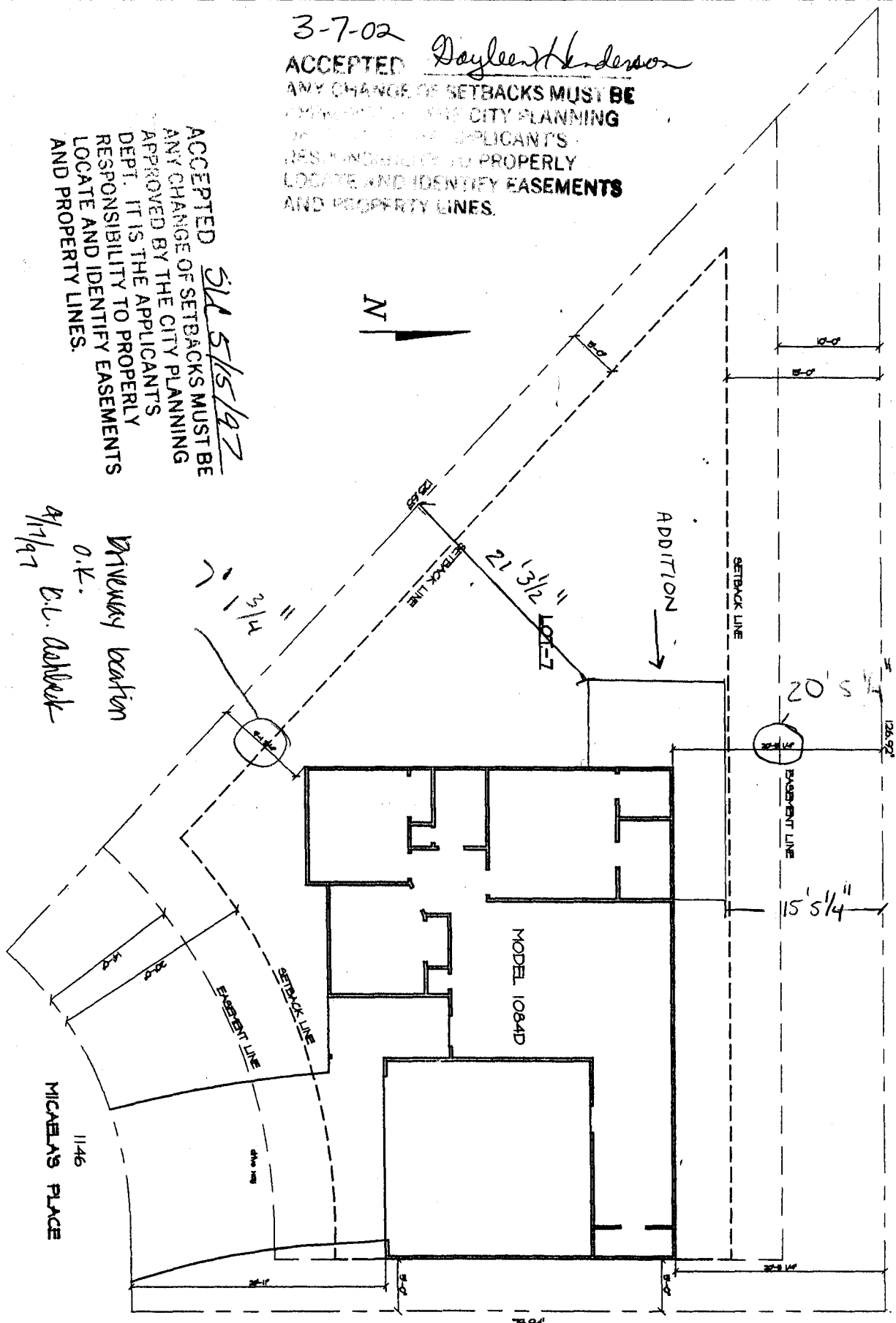
3-7-02
ACCEPTED Dayleen Henderson
ANY CHANGE OF SETBACKS MUST BE
_____ CITY PLANNING
_____ APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

ACCEPTED
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.
9/11/97 C.L. Ashlock

PLOT PLAN
N.T.S.

N

SETBACK LINE
EASEMENT LINE
ADDITION
LOT 7
MODEL 1084D
MICAELA'S PLACE
1146

21'3½"
20'5¼"
15'5¼"
126.92'
73.94'
5'-0"
10'-0"