

FEE \$	0
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 1171 Micaela's Place SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-234-14-001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Micaela's Village TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER Hugh Borik NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 1171 Michael's Pl USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970 263-0369 DESCRIPTION OF WORK & INTENDED USE 2nd driveway off of Bacon Ct.

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

(2) ADDRESS same

(2) TELEPHONE 263-0369

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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

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 John P. Pianshann Date 8-15-02

Department Approval Dayleen Henderson Date 8-15-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>use dig in</u>
Utility Accounting <u>Charles Cole</u>	Date <u>8/15/02</u>		

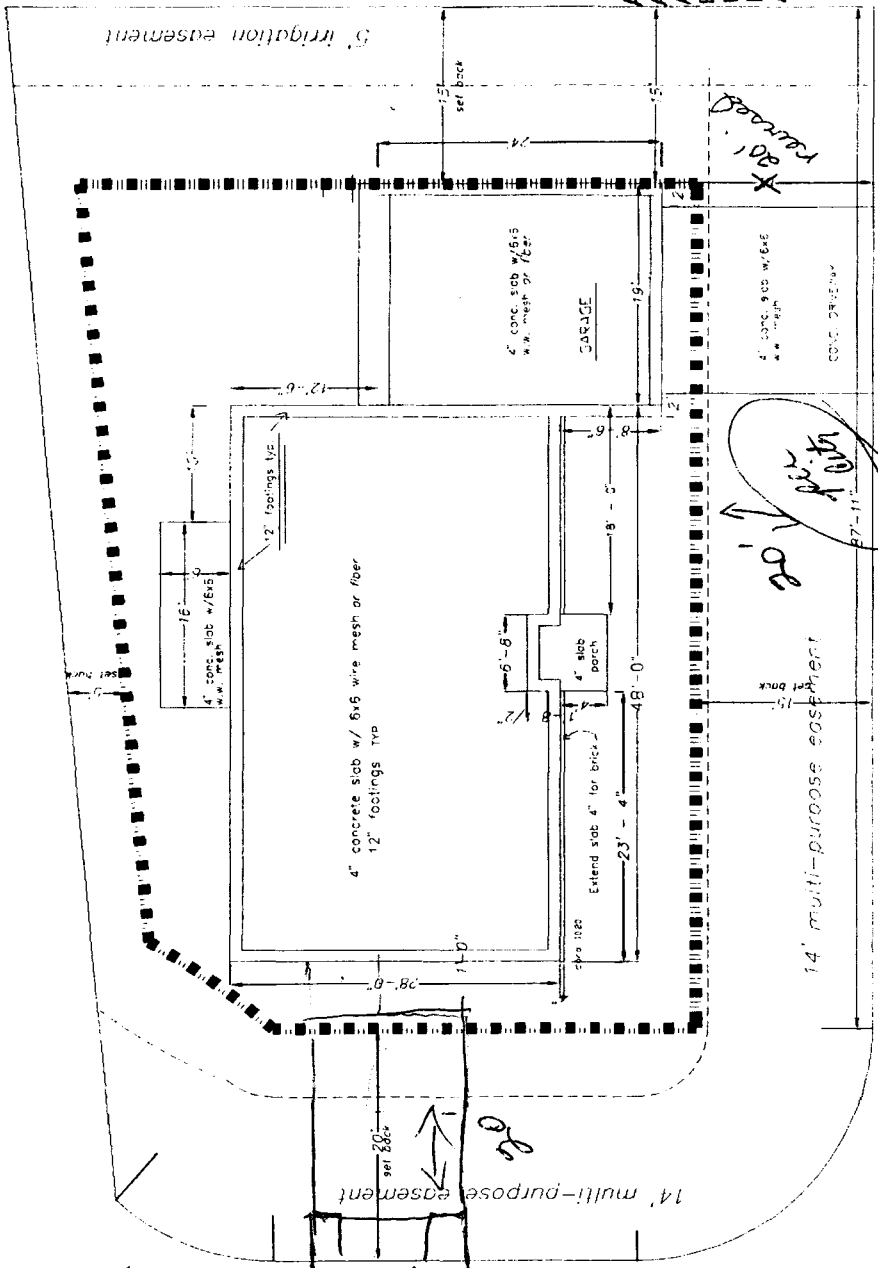
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Plot Plan

10/23/02
Ronne

ACCEPTED
ANY CHANGE OF TERMS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1171 MICHAELA'S PLACE
-21' BLDG 3



1171 MICHAELA'S PLACE
PLOT PLAN

8-15-02
Darleen Henderson

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.

OK
8-15-02
Darleen Henderson

DRIVEN
LOCATION OK
10-23-02

BACON COURT
15' OR
5' MIN