

FEE \$ 10.00  
TCP \$ 500.00

BLDG PERMIT NO. 58301

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

*VJCP*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1150 MICHAELA PL. TAX SCHEDULE NO. 2945-234-12-008  
SUBDIVISION MICHAELA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300 sq ft  
FILING \_\_\_\_\_ BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A  
<sup>Mansel</sup> (1) OWNER ZECK & ASSOCIATES NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS P.O. Box 1083/G.J. NO. OF BLDGS ON PARCEL  
(1) TELEPHONE (970) 257-9483 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT same USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ New SINGLE FAM. Res.

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR-4 **PAID**  
NOV 22 1996  
Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 15' from PL  
Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
CENSUS TRACT 13 TRAFFIC ZONE 80

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).

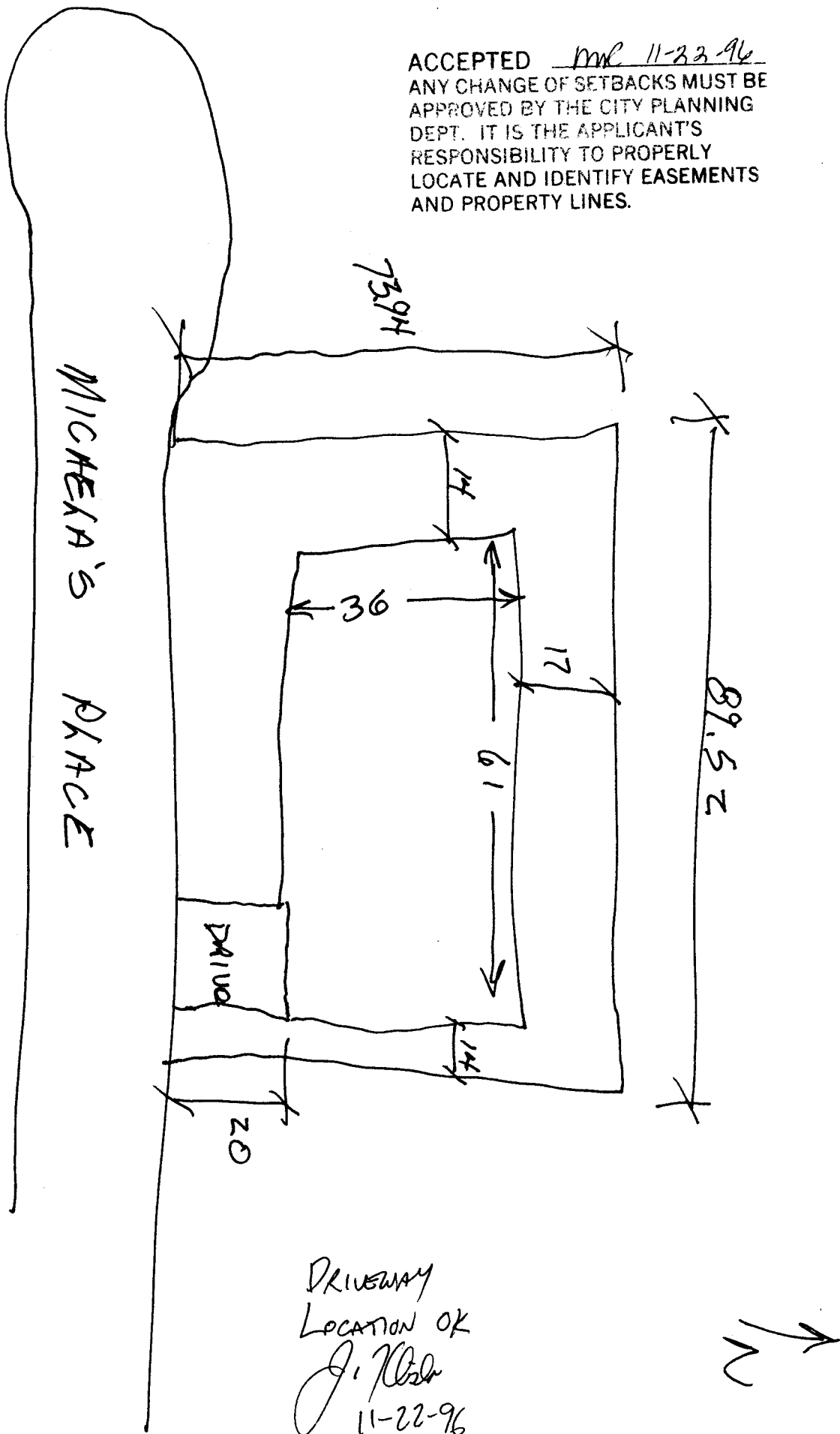
Applicant Signature Mansel R Zech Date 11/22/96  
Department Approval Marcia Rabideaux Date 11-22-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9683 SPVF  
Utility Accounting CM Cole Date 11-22-96

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)

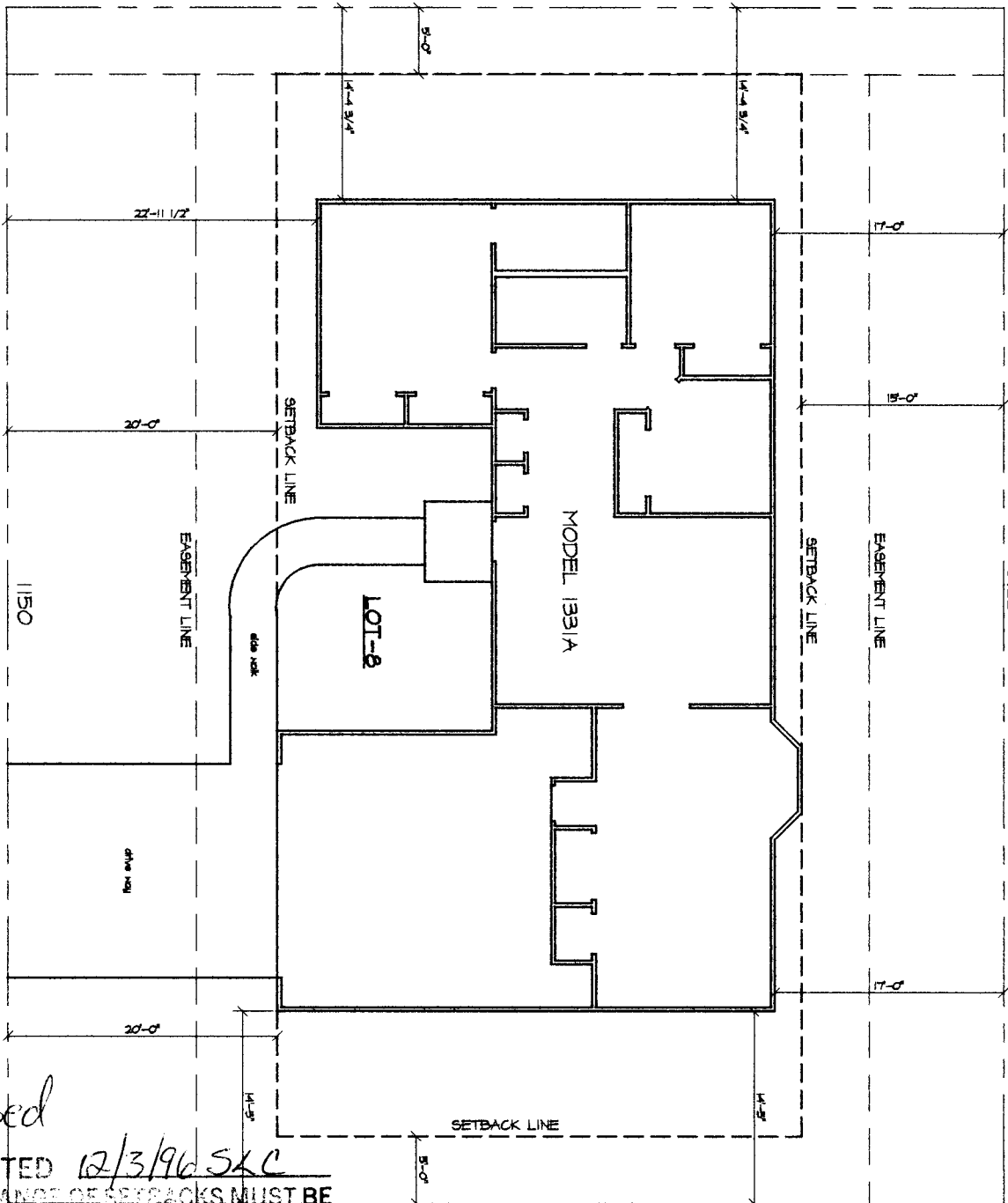
ACCEPTED MC 11-22-96  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



1150 MICHELA'S PL  
LOT B / BK 1

NOT TO SCALE

BUT MEASUREMENTS ARE GOOD



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

MICHAELA'S PLACE

*Revised*

ACCEPTED 12/3/96 SKC  
 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.



PL 1	JMK & Associates 221 W. Grand St. Grand Junction, CO 81502 (970) 257-9483	Zeck & Associates LLC P.O. Box 1088 Grand Junction, CO 81502 (970) 257-9483	PLOT PLAN for LOT 8, BLOCK 1 Micaela Village Subdivision		SHEET NO. 1
			DATE 12/3/96	DRAWN BY JMK	