

FEE \$	10.00
TCP \$	500.00

BLDG PERMIT NO. 58302

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

*✓ TCP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1154 MICHAELA PL. TAX SCHEDULE NO. 294523412009  
 SUBDIVISION MICHAELA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250 #  
 FILING \_\_\_\_\_ BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Zeck & Associates NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS P.O. Box 1083/G.J.  
 (1) TELEPHONE (970) 257-9483 NO. OF BLDGS ON PARCEL  
 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 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 30' 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 \_\_\_\_\_  
 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 Manuel R Zeck Date 11/22/96

Department Approval Marcia Babideaux Date 11-22-96

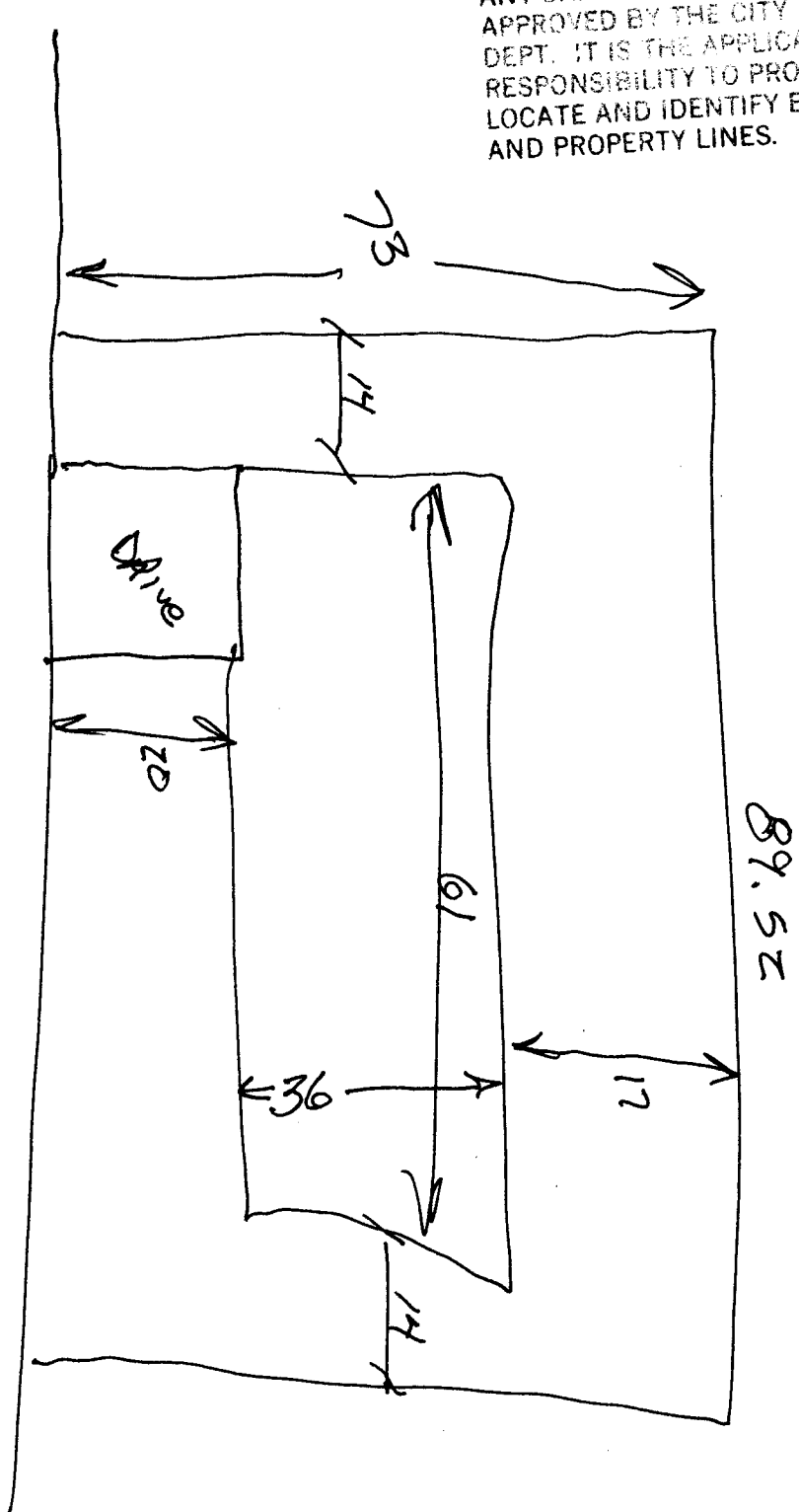
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 629684

Utility Accounting [Signature] 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.

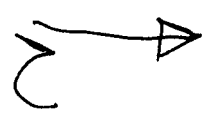


MICHAELA'S PLACE

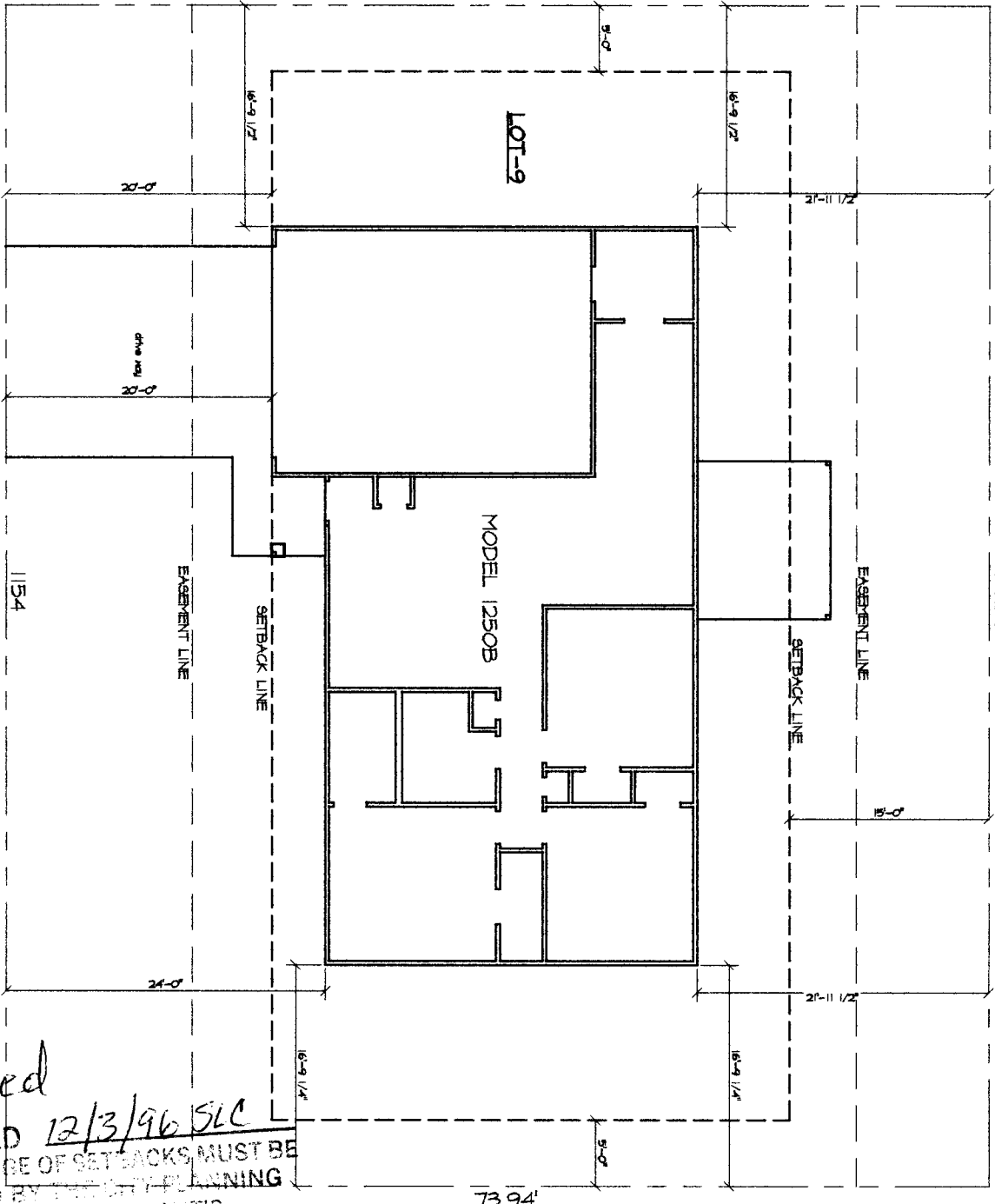
1154 MICHAELA PL

LOT 9 / BK 1

DRIVEWAY  
LOCATION OK  
J. Walsh  
11-22-96



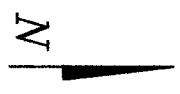
NOT TO SCALE  
BUT MEASUREMENTS ARE GOOD



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

MICAELA'S PLACE

*Revised*  
ACCEPTED *12/3/96 SLC*  
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 2212 E. Highway 10 Grand Junction, CO, 81502 (970) 257-9483	Zec & Associates LLC P.O. Box 1068 Grand Junction, CO. 81502 (970) 257-9483	PLOT PLAN for LOT 9, BLOCK 1 Micaela Village Subdivision		SHEET NO. 1
			DATE 12/3/96	DRAWN BY JMK	