

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 58351

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

✓  
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1183 MICHAELA PL TAX SCHEDULE NO. 294523414008  
 SUBDIVISION MICHAELA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700 sq ft  
 FILING \_\_\_\_\_ BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Zeck & Associates NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO Box 1083 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE (970) 257-9483 USE OF EXISTING BLDGS ~~SINGLE FAMILY~~ N/A  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS SAME  
 (2) TELEPHONE \_\_\_\_\_ SINGLE FAMILY 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 PR4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' + 20' from property line (PL) Parking Req't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 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).

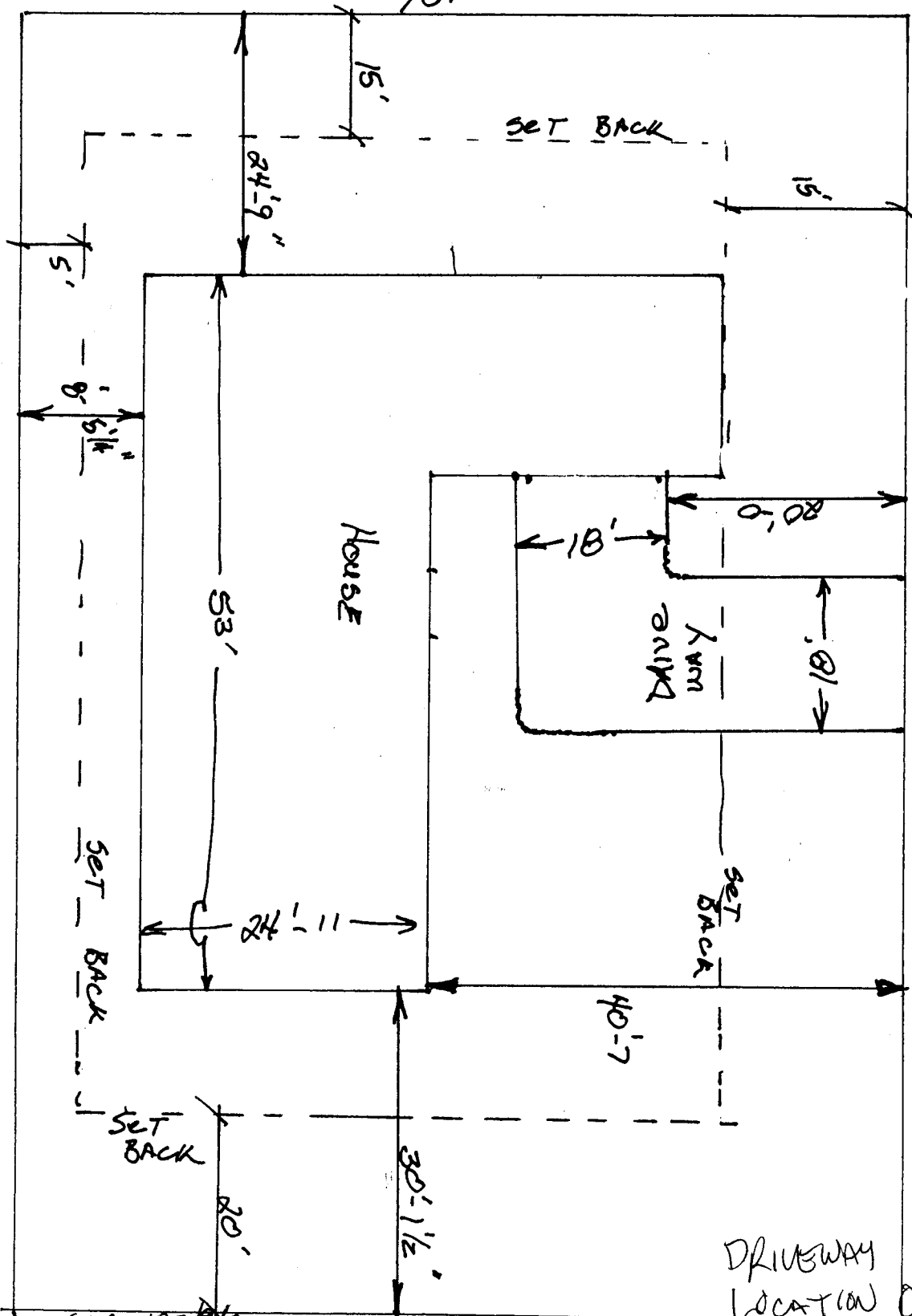
Applicant Signature Manuel R Zeck Date 11/26/96  
 Department Approval Antonia Costello Date 11/27/96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9694  
 Utility Accounting Jeany Shaper Date 11/27/96

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)

73.45'



LOT 8 BLK 3  
 MICHAELA SUBDIVISION  
 1183 MICHAELA PLACE  
 MICHAELA'S PLACE

107.83'0

ACCEPTED SLC 11/27/96  
 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.

KATHY LYNN STREET  
 J. K. [Signature]  
 11-26-96  
 DRIVEWAY LOCATION OK

73.95'

EASEMENT LINE

SETBACK LINE

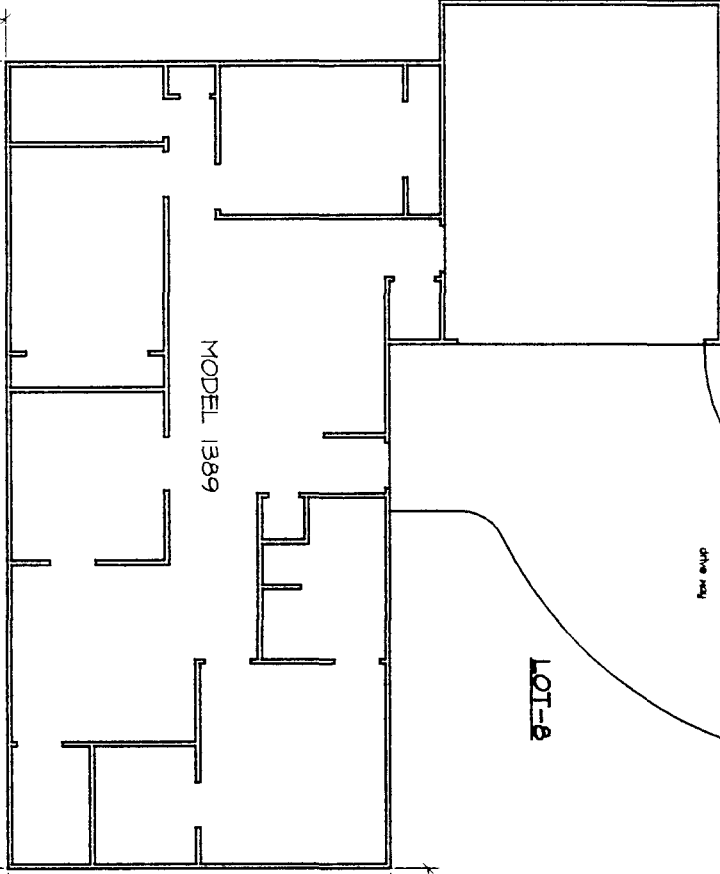
24'-9"

20'-4"

19'-0"

8'-3 1/4"

1907000001 LOT 8B



MODEL 1389

LOT-8

DRIVE

1183

MICHAELA'S PLACE

8'-3 1/4"

40'-7"

SETBACK LINE

EASEMENT LINE

50'-1 1/2"

50'-1 1/2"

*Revised*

**ACCEPTED** *12/3/16 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.

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KATHY LYNN STREET

**JMK**  
**& Associates**  
 221 1/2 Highland St.  
 Grand Junction, CO, 81502  
 970 257-9483

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

**PLOT PLAN for**  
**LOT 8, BLOCK 3**  
**Micaela Village Subdivision**

DATE	12/1/16
BY	JMK
CHECKED	JMK
APPROVED	JMK

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