

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 57860

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

Handwritten initials/signature

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1190 MICHAELAS TAX SCHEDULE NO. 294523412018
 SUBDIVISION MICHAELAS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1490
 FILING 1 BLK 1 LOT 18 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Gerry Pritchard NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1190 Michaelas
 (1) TELEPHONE 523-1923 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Gerry Pritchard USE OF EXISTING BLDGS 0
 (2) ADDRESS 444 MAE # 2 DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 523-1923 Construction - Residence S/R

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 20' from property line (PL) Parking Req'mt _____
 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 Gerry Pritchard Date 7-31-96
 Department Approval Santa Costello Date 10/9/96

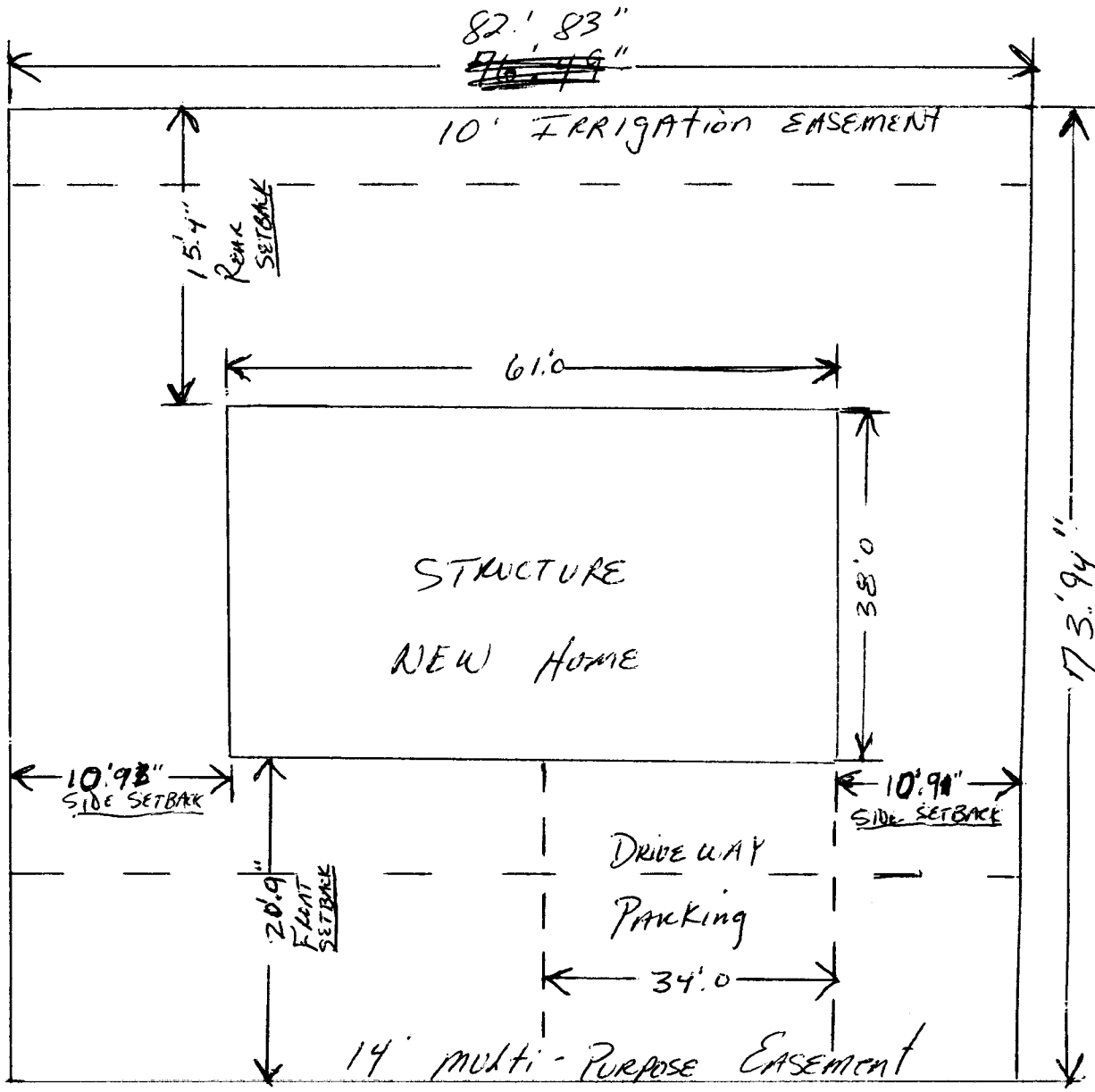
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 523-1923
 Utility Accounting _____ Date _____

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)

SETBACKS - FRONT 20'
REAR 15'
SIDE 5'

North



West

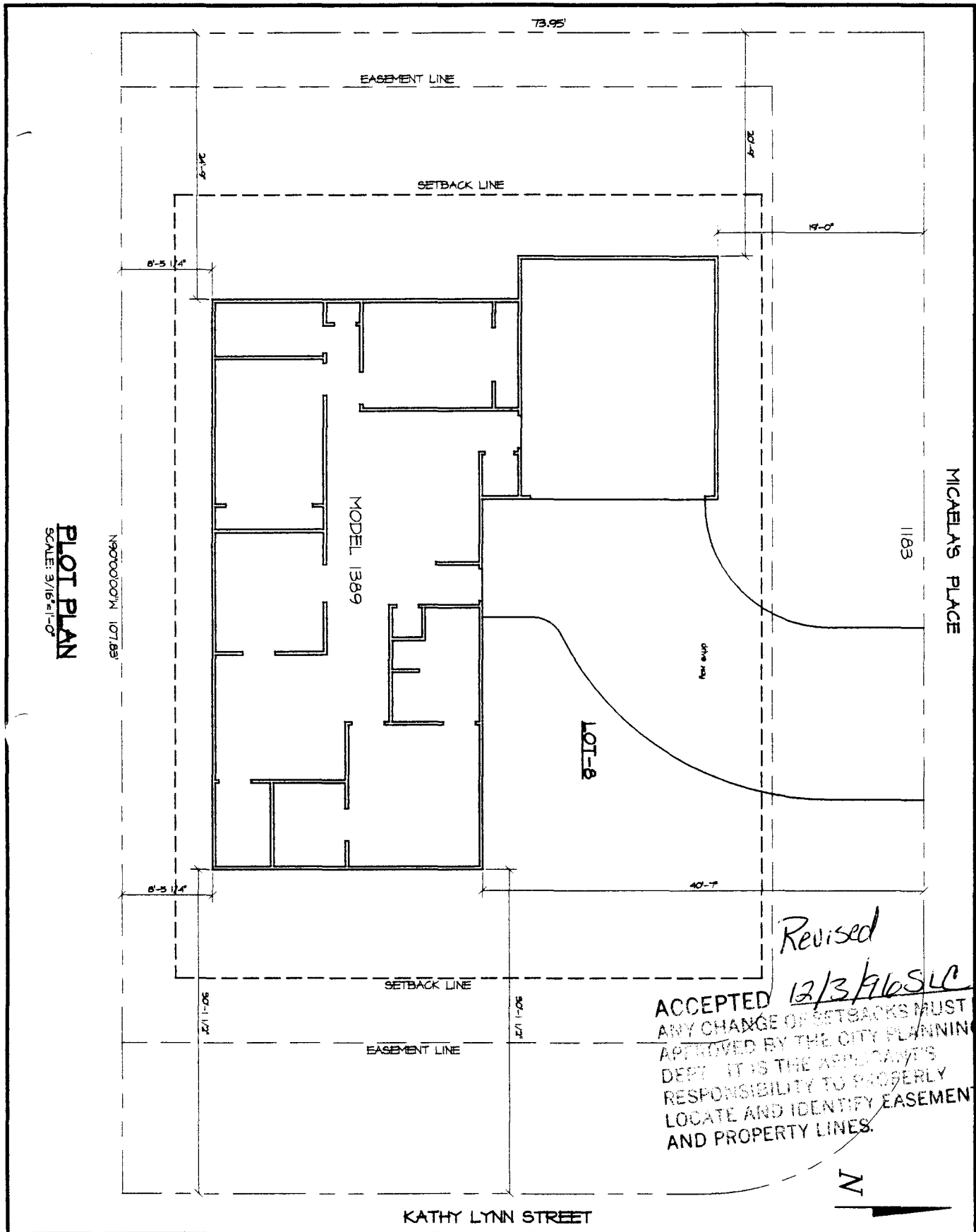
East

1190 MICARELA'S PLACE

ACCEPTED SLC 10/9/96
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING EPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

South

DRIVEWAY
LOCATION OK
J. [Signature]
10-3-96



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

N90°00'00"W 107.83'

MICHAEL'S PLACE
1183

Revised
ACCEPTED 12/3/16 SLG
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

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970 257-2222

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PLOT PLAN for
LOT 8, BLOCK 3
Micaela Village Subdivision

12/16/16
SLG