

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	0



BLDG PERMIT NO. 101974

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 1795 Kathy Lynn TAX SCHEDULE NO. 2945-234-14-010  
 SUBDIVISION MICHAEL'S Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1100  
 FILING \_\_\_\_\_ BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Zeck + Associates, LLC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO Box 1083 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 257-9483 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT Zeck + Assoc. DESCRIPTION OF WORK AND INTENDED USE: SINGLE  
 (2) ADDRESS SAME (2) TELEPHONE \_\_\_\_\_ FAMILY RESIDENCE

**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 PR-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 25' Unweep Side from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS 13 TRAFFIC 80 ANNEX# \_\_\_\_\_

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).

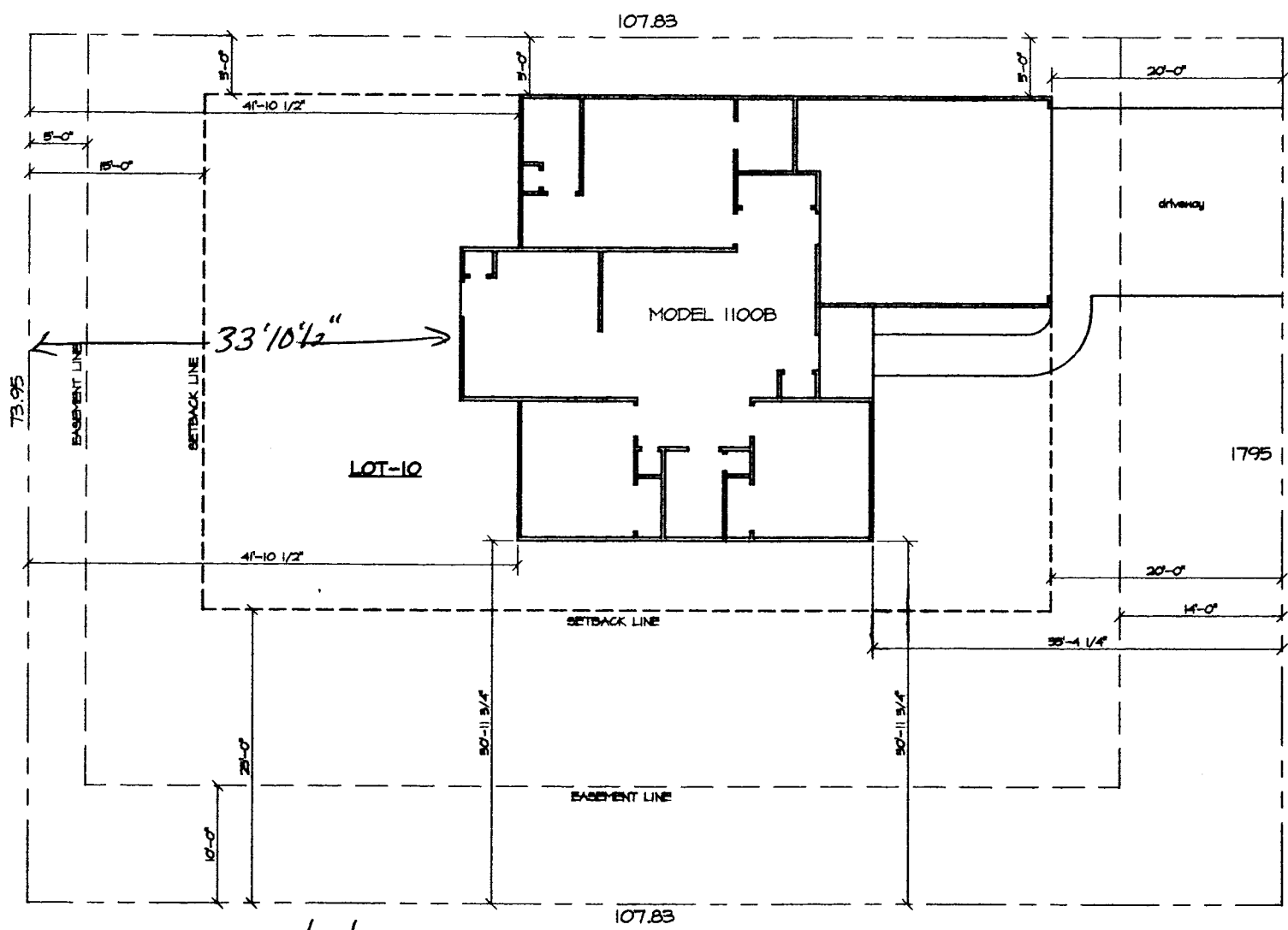
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Margaret Zeck Date 9/11/97  
 Department Approval Santa Costello Date 9/16/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10547  
 Utility Accounting Richard Date 9-16-97

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)



KATHY LYNN STREET

RENEWAL LOCATION



OK

*OK*  
*10/16/97*

ACCEPTED *SLC 9/16/97*  
 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.

**PLOT PLAN**  
 SCALE: N.T.S.

Zec & Associates LLC P.O. Box 1088 Grand Junction, CO. 81502 (970) 267-9488		PLOT PLAN for LOT 10, BLOCK 3 Micaela Village Subdivision	
JMK & Associates 2012 1/2 1st St. N Grand Junction, CO 81502 (970) 267-9488			
PL-1			