

FEE \$ 10.00  
 TCP \$ 500.00  
 SIF \$ \_\_\_\_\_



BLDG PERMIT NO. 102234

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

BLDG ADDRESS 1788 LESA CT. TAX SCHEDULE NO. 2945-234-13-006  
 SUBDIVISION MICHAEL'S VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1100  
 FILING \_\_\_\_\_ BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Zeck + Assoc., 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:  
 (2) ADDRESS PO Box 1083, Grand St. Single Family Residence  
 (2) TELEPHONE 257-9483

**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' <sup>or building envelope</sup> 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 except where easements are larger  
 Maximum Height \_\_\_\_\_ CENSUS 8 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 Mauro R Zeck Date 9/30/97  
 Department Approval Antonia Castello Date 10-15-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10626  
 Utility Accounting Robert D... Date 10-15-97

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)

