

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>500⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>59708</u>

Single Family **PLANNING CLEARANCE**
(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1158 MICHAELA PL TAX SCHEDULE NO. 2945 234-12010
SUBDIVISION MICHAELA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300
FILING _____ BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Zeck & Assoc NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 CONSTRUCTION
(1) ADDRESS P.O. Box 1083 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION
(1) TELEPHONE 257-9483 USE OF ALL EXISTING BLDGS NA
(2) APPLICANT Zeck & Assoc DESCRIPTION OF WORK & INTENDED USE: New
(2) ADDRESS _____ SINGLE FAM RESIDENCE
(2) TELEPHONE 257-9483

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR4 Landscaping / Screening Required: YES _____ NO _____
SETBACKS: Front 20' from Property Line (PL) or _____ Parking Req'mt _____
_____ from center of ROW, whichever is greater Special Conditions: _____
Side 5' from PL Rear 15' from PL
Maximum Height _____
Maximum coverage of lot by structures _____ Census Tract 13 Traffic Zone 8D Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

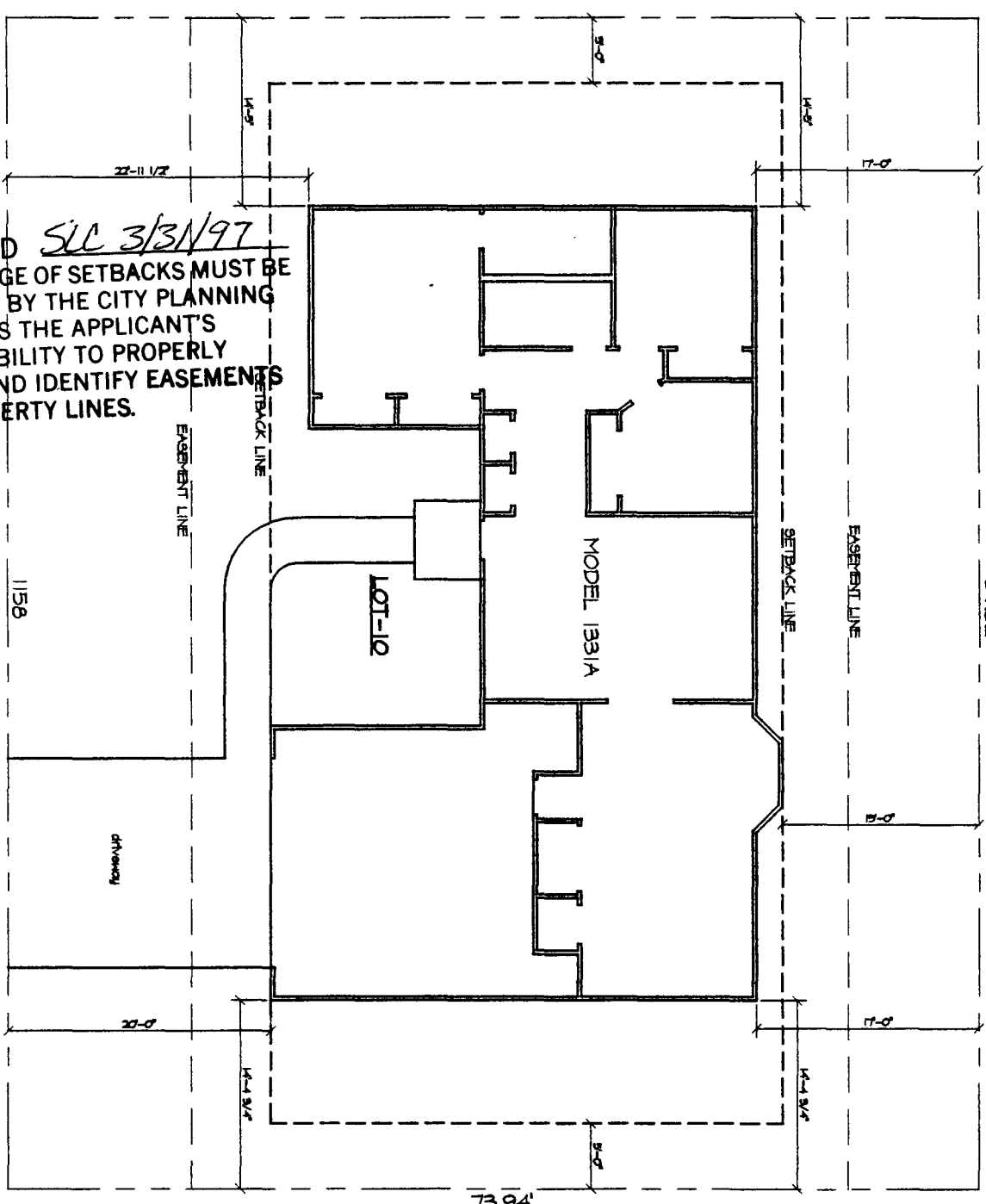
Applicant's Signature Margaret Zeck Date 3/27/97
Department Approval Antonia Costello Date 3/31/97
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10049
Utility Accounting Asst. Director Date 3-31-97

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)

Tax # 2945-234-12010

ACCEPTED SLL 3/31/97
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: 3/16"=1'-0"

MICHAEL'S PLACE

11.58

DRIVEWAY

20'-0"

LOT-10

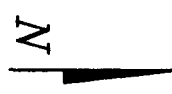
MODEL 1331A

73.94'

89.52'

DRIVEWAY
LOCATION OK

J. W. White 3-28-97



PL-1	JMK & Associates 2112 Grand Ave. 970-257-9483	Zeck & Associates LLC P.O. Box 1089 Grand Junction, CO. 81502 (970) 257-9483	PLOT PLAN for		REVISIONS
			LOT 10, BLOCK 1		
			Micaela Village Subdivision		