

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



BLDG PERMIT NO. 60636

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

BLDG ADDRESS 1189 MICHAELA PLACE TAX SCHEDULE NO. 2945-234-15-001

SUBDIVISION MICHAELA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 sq ft

FILING \_\_\_\_\_ BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER ZELK & ASSOCIATES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. BOX 1083

(1) TELEPHONE 257-9483 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS SINGLE FAMILY N/A

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ SINGLE FAMILY

**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 \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' 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 Mansel Zech Date 6/4/97

Department Approval Luca Costello Date 6/19/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10282

Utility Accounting Cherish Date 6-19-97

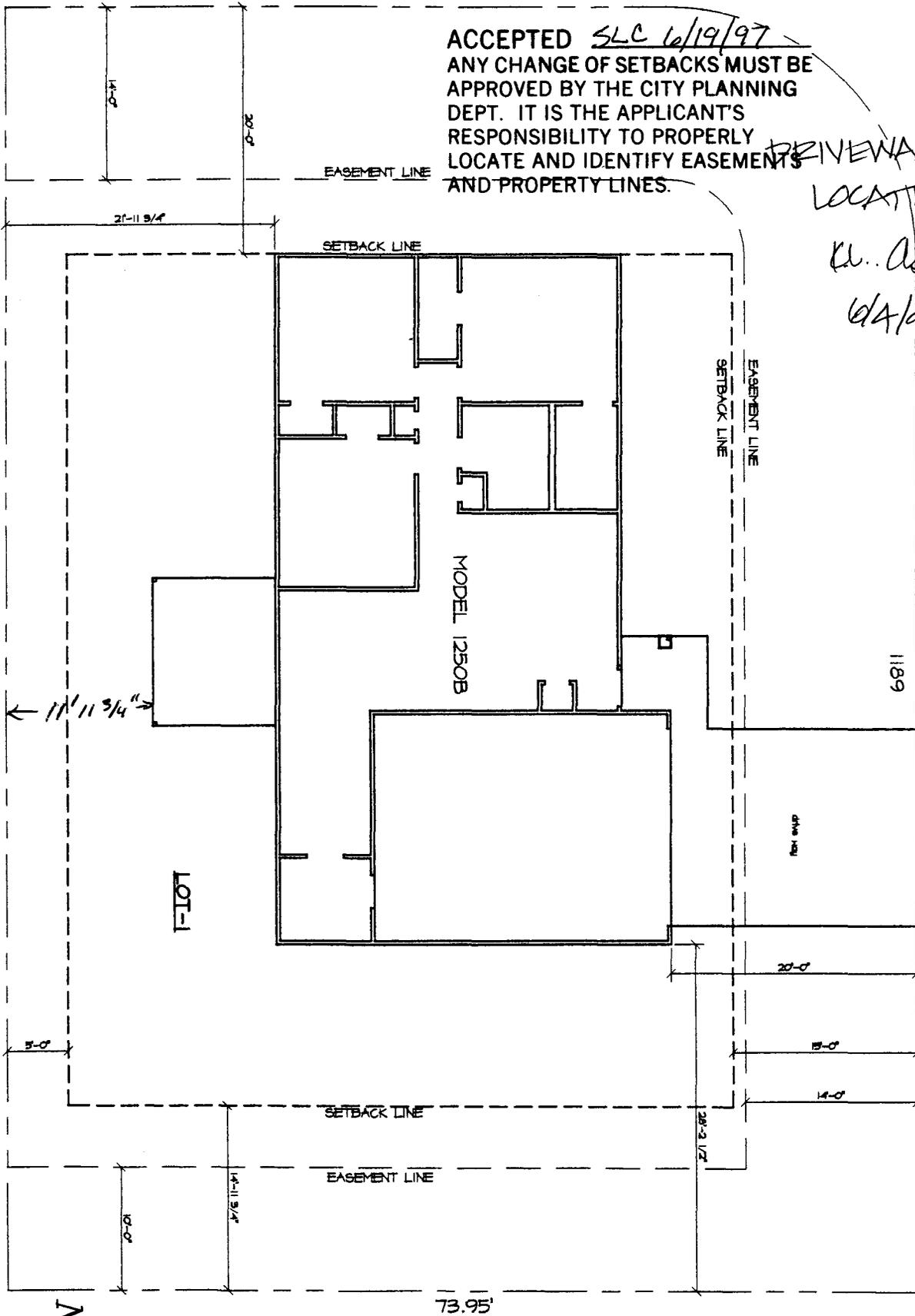
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

KATHY LYNN STREET

ACCEPTED SLC 6/19/97  
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.

DRIVEWAY LOCATION O.K.  
K. Ashbeck  
6/4/97



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



JMK & Associates 22 1/2 Highway St. Grand Junction, CO. 81502 (970) 257-9483	Zec & Associates LLC P.O. Box 1088 Grand Junction, CO. 81502 (970) 257-9483	PLOT PLAN for LOT 1, BLOCK 4 Micaela Village Subdivision		REVISIONS NO. DATE BY
		PL-1	JK	