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BLDG PERMIT NO. 62116

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

BLDG ADDRESS 1791 UNaweep Av. TAX SCHEDULE NO. 2945-234-12-002  
 SUBDIVISION MICAEla's Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1084  
 FILING \_\_\_\_\_ BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Zeck + Associates NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS P.O. 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 \_\_\_\_\_  
 (2) TELEPHONE 257-9483 Single 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 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).

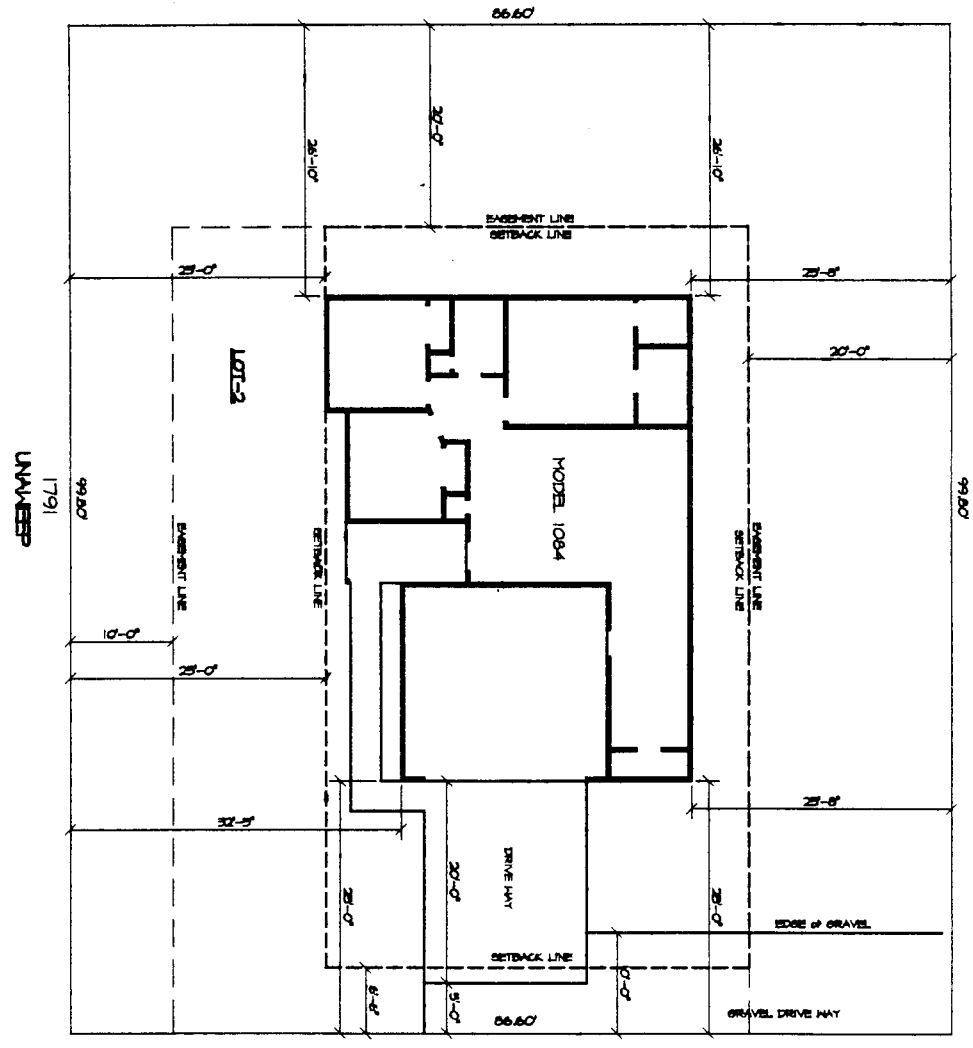
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Mansel Zeck Date 9/19/97  
 Department Approval Gonnie Edwards Date 9/25/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10558  
 Utility Accounting Richardson Date 9-25-97

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)



**PLOT PLAN**  
SCALE: 1/8"=1'-0"

ACCEPTED *Ronnie 9/25/97*  
 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.

DRIVENWAY LOCATION OK.  
 (SHARED DRIVENWAY TO ACCESS DAVID ST.)  
*Kenn Ashlock* 9/22/97

PL-1	JMK & Associates 201 S. 1st Street Grand Junction, CO 81502 970-257-9483	Zeck & Associates LLC P.O. Box 1088 Grand Junction, CO. 81502 (970) 257-9483	PLOT PLAN for LOT 2, BLOCK 1 Micaela Village Subdivision		9