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 TCP \$ 500.-
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BLDG PERMIT NO. 62115

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1795 Unawap TAX SCHEDULE NO. 2945-234-12-001
 SUBDIVISION Micela's Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1084
 FILING — BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Zeck + Associates NO. OF DWELLING UNITS
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 1083 NO. OF BLDGS ON PARCEL
 BEFORE: — 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 Same New single family residence
 (2) TELEPHONE "

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 Special Conditions —
 Side 25' from PL Rear 15' from PL
 Maximum Height — CENSUS 13 TRAFFIC 80 ANN#

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).

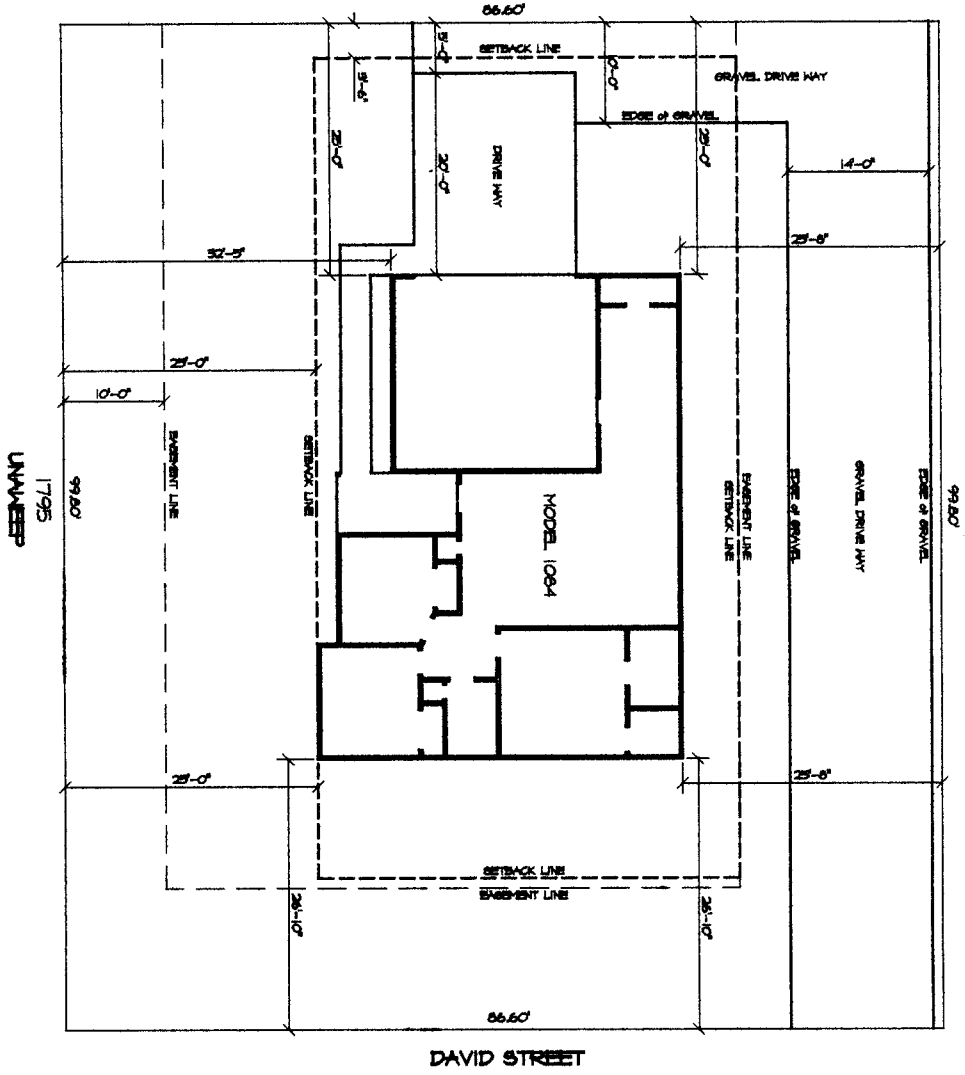
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Mane R Zeck Date 9/19/97
 Department Approval Antonia J. Castella Date 10-3-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10576
 Utility Accounting Colson Smith Date 10-3-97

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 SLC 10.3.97
 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 ACCESS TO DAVID ST.)
 David Chalkley 9/22/97
 W/BLK 1 LOT 2

JMK & Associates 2212 N. 1st St. 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 1, BLOCK 1 Micaela Village Subdivision		1 2 3 4 5
		DATE: 9/22/97	DRAWN BY: JMK	