

FEE \$	10.-
TCP \$	500.-
SIF \$	-



BLDG PERMIT NO. 66730

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 1166 MICHAELA PK TAX SCHEDULE NO. 2945-234-12-012  
 SUBDIVISION MICHAELA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1120  
 FILING BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) NA  
 (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 259-9483 USE OF EXISTING BLDGS 0  
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY RES  
 (2) ADDRESS SAME  
 (2) TELEPHONE SAME

**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-4.7 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 5 from PL Rear 15' from PL  
 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 Manuel K. Zurb Date 9/2/98  
 Department Approval Antonia Castella Date 9-4-98

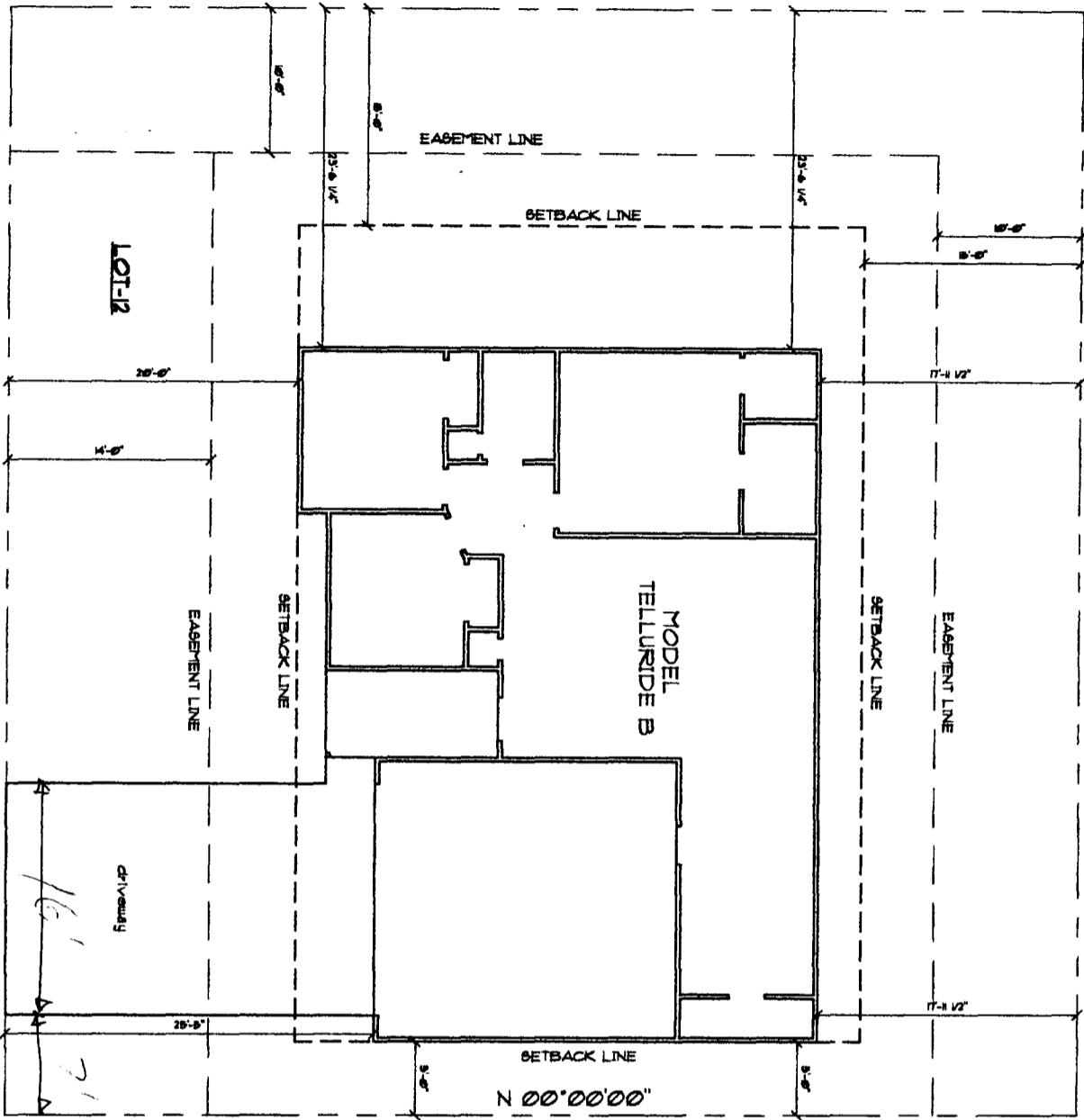
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11581  
 Utility Accounting M. Cole Date 9/4/98

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)



73.94'



76.49'

N 00°00'00"  
73.94'

DRIVEWAY LOCATION OK.  
*[Signature]* 9/2/98

ACCEPTED SLC 9-4-98  
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.

JMK & Associates  
201 1/2 Highway 20  
Grand Junction, CO, 81502  
(970) 257-2510

Zeo & Associates LLC  
P.O. Box 1083  
Grand Junction, CO. 81502  
(970) 257-9483

PLOT PLAN for  
LOT 12, BLOCK 1  
Micaela Village Subdivision