

FEE \$ 10.5  
TCP \$ 500.00

BLDG PERMIT NO. 04415

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1186 MICHAELA'S PLACE TAX SCHEDULE NO. 2945-234-12-017  
SUBDIVISION MICHAELA'S VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1115  
FILING 1 BLK 1 LOT 17 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Lloyd Reservoir NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS P.O. BOX 4146 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 256-2829 PAGER  
(2) APPLICANT L.R. Coast Inc 81502 USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS P.O. BOX 4146 DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 256-2829 PAGER New Single Family Home

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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't 2  
or ~~20'~~ from center of ROW, whichever is greater  
Side 5' from PL Rear 15' from PL Special Conditions Eave cannot overhang into easement  
Maximum Height \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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 Lloyd Reservoir Date 2-22-98

Department Approval Santa J. Costello Date 3-16-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11071

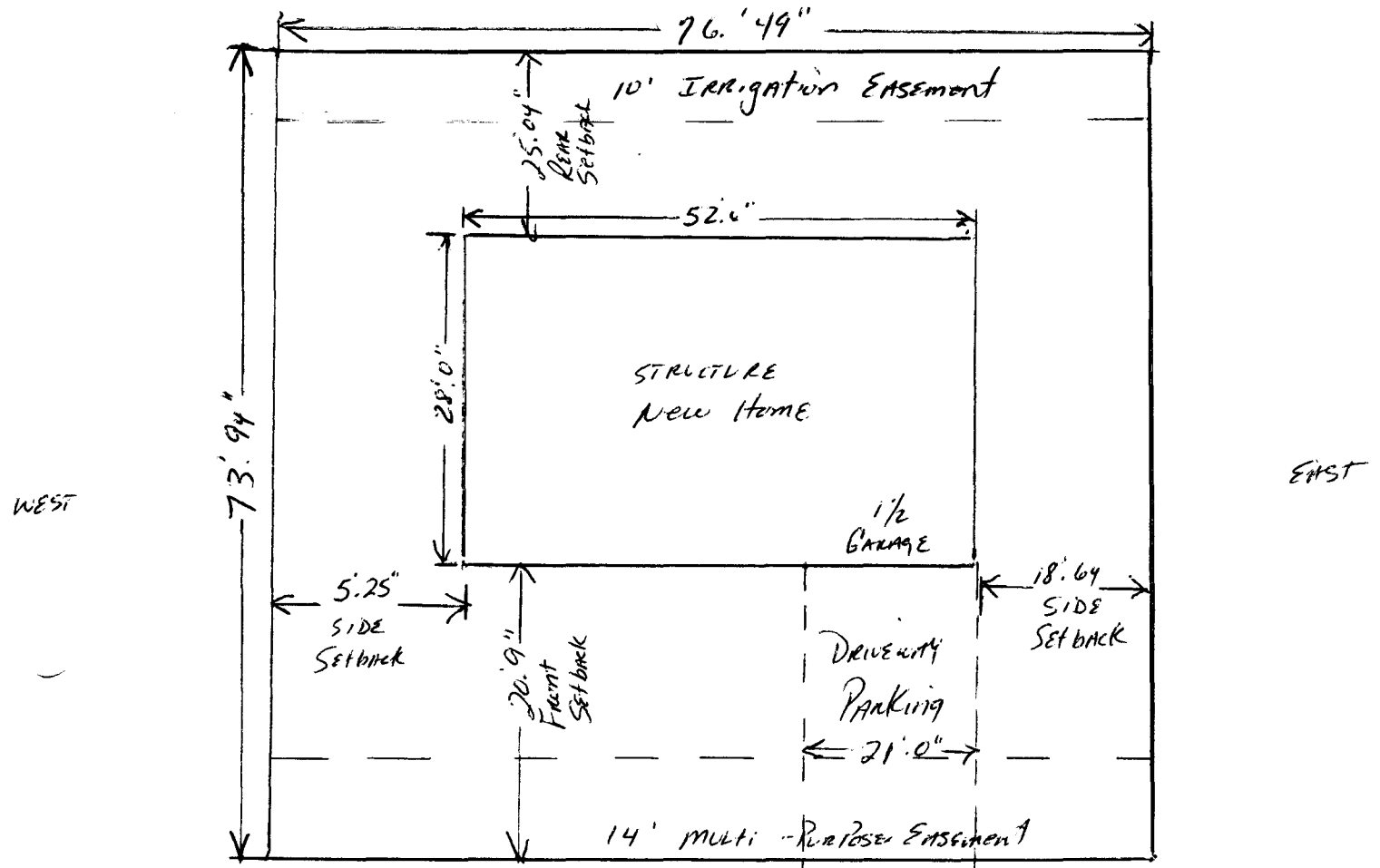
Utility Accounting Debi Overholt Date 3/16/98

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)

SET BACKS Front 20'  
REAR 15'  
SIDE 5'

NORTH



1184 MICHAEL'S PLACE

ACCEPTED SLC 3.16.98  
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.

DRIVEWAY LOCATION O.K.

U Ashford 2/23/10