

FEE \$	10'
TCP \$	500'
SIF \$	292'



BLDG PERMIT NO. 76112

ex

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

BLDG ADDRESS 3110 D 3/4 ~~3/4~~ Ct TAX SCHEDULE NO. 2943-152-72-007
 SUBDIVISION Summit View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1417
 FILING 2 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Zeck Associates, LLC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO Box 1083 GrandJct CO 81502
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970 257-9483
 (2) APPLICANT Zeck Associates, LLC USE OF EXISTING BLDGS 0
 (2) ADDRESS PO Box 1083 GrandJct DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-257-9483 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 RMF-5 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 25' from PL Special Conditions _____
 Maximum Height 35'
 CENSUS 8 TRAFFIC 58 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 Maure R. Zech Date 7-25-00
 Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 94817

Utility Accounting M Cole Date 7/20/00

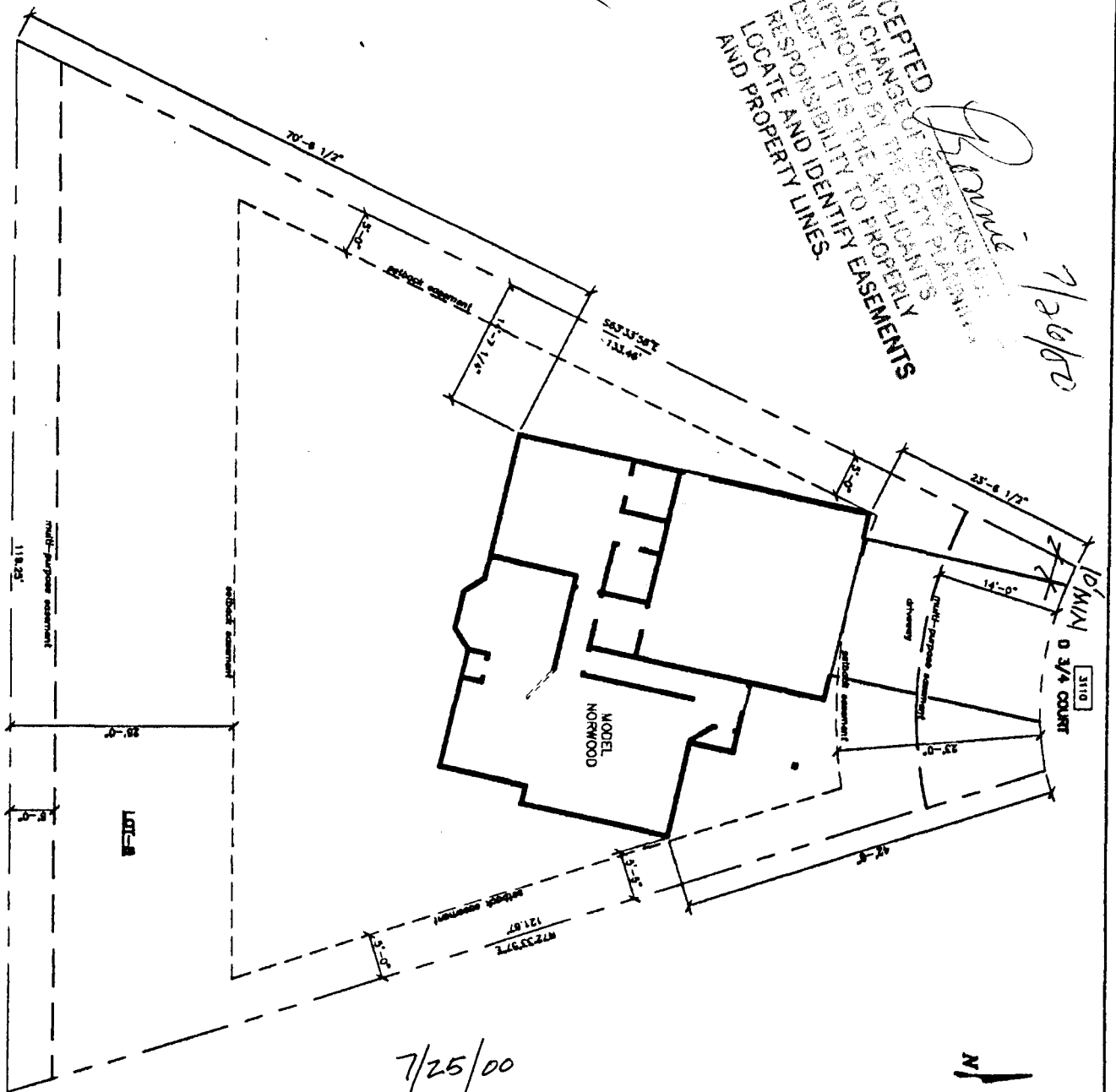
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

3110 D^{3/4} Ct

ACCEPTED
ANY CHANGE OF SPECIFICATIONS
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

7/26/00
R. [Signature]



PLOT PLAN
SCALE: N.T.S.

7/25/00
DRIVE O.K.
[Signature]

N
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PL-1	JACK & Associates, Inc. P.L.L.C. 2000
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Zeck & Associates LLC
P.O. Box 1083
Grand Junction, CO 81502
(970) 257-9483

PLOT PLAN for
Lot 8, Block 3
Summit View Ranch