

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77926



Your Bridge to a Better Community

BLDG ADDRESS 3117 D^{3/4} Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1417
 TAX SCHEDULE NO 294375270025 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit View TOTAL SQ. FT. OF EXISTING & PROPOSED 1417
 FILING II BLK 3 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Zeck & Assoc. LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO Box 10836 Jct CO 81502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-257-9483 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 (2) APPLICANT Zeck & Assoc, LLC TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 10836 Jct CO 81502 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 970-257-9483 Other (please specify) _____

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 6870
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES ___ NO ___
 or ___ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 8 TRAFFIC 38 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

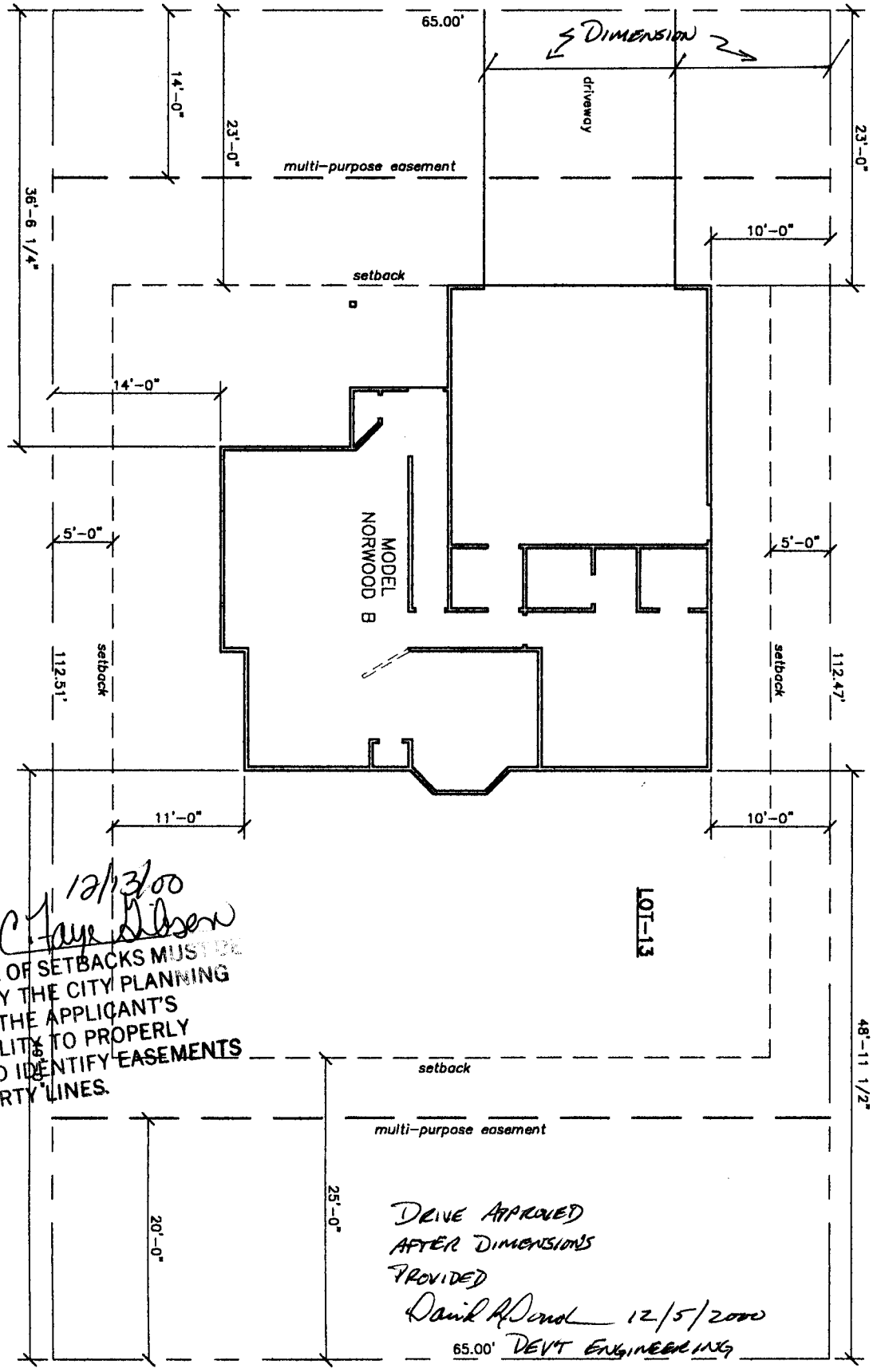
Applicant Signature [Signature] Date 12-04-00
 Department Approval [Signature] Date 12-13-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL CCUSD</u>
Utility Accounting	<u>[Signature]</u>	Date	

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)

3117
D 3/4 ROAD



PLOT PLAN
SCALE: N.T.S.

ACCEPTED *12/3/00*
Clay Wilson
 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.

DRIVE APPROVED
 AFTER DIMENSIONS
 PROVIDED
David A. Dond 12/5/2000
 65.00' DEVT ENGINEERING

PL-1	JMK & Associates, Inc.	Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 257-9483	PLOT PLAN for Lot 13, Block 3 Summit View Ranch	<table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																				