

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO. 16607

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to a Better Community

Call when ready

BLDG ADDRESS 2292 El Monte Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1660 sq. ft.

TAX SCHEDULE NO 2945-071-31-003 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Vistas Del Rio #2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1660 sq. ft.

FILING 2 BLK 1 LOT 3

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER Steve & Lola Star

(1) ADDRESS 2245A N. 15th St, GJ

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 245-3946

DESCRIPTION OF WORK & INTENDED USE New home

(2) APPLICANT Steve Star

TYPE OF HOME PROPOSED:

(2) ADDRESS 2245A N. 15th St, GJ

Site Built Manufactured Home (UBC)

(2) TELEPHONE 245-3946

Manufactured Home (HUD)

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 PR 1.86

Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 15' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 1402 TRAFFIC 90 ANNEX# _____

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 Aug. 31, 2000

Department Approval [Signature]

Date 8/31/00

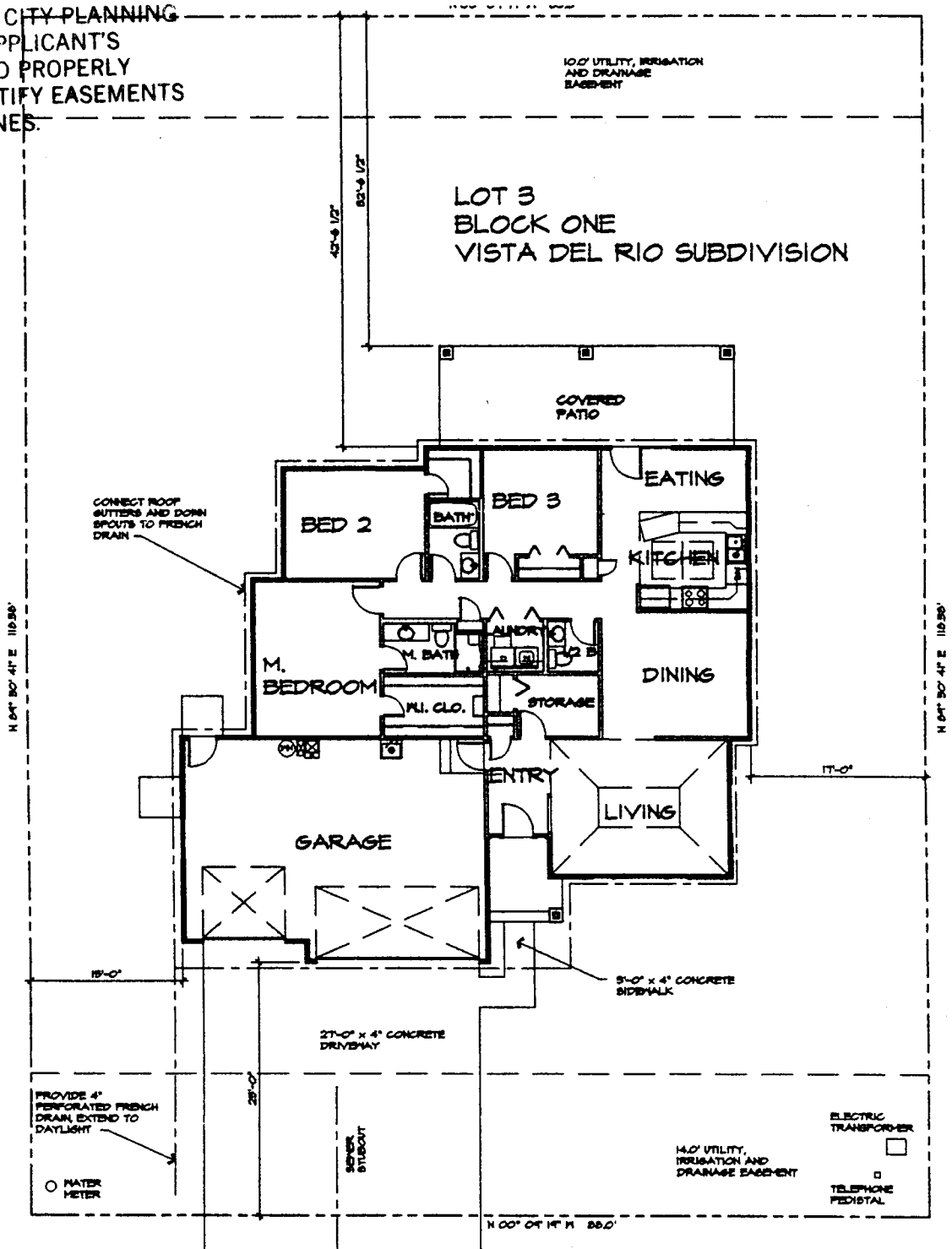
Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	WFO No <u>13354</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8-31-00</u>

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)

8-31-00

ACCEPTED *C. Jaye Jensen*
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 OK
ZH
8/31/00

SITE PLAN

EL MONTE COURT



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



BLDG PERMIT NO. 70152

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 3121 Evans Ave TAX SCHEDULE NO. 2973-152-70-016
 SUBDIVISION Summit View II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1309
 FILING 2 BLK 3 LOT 4 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 Grand Junction CO 81502
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 970-257-9483 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Zeck & Associates, LLC USE OF EXISTING BLDGS 0
 (2) ADDRESS PO Box 1083 Grand Junction 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 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).

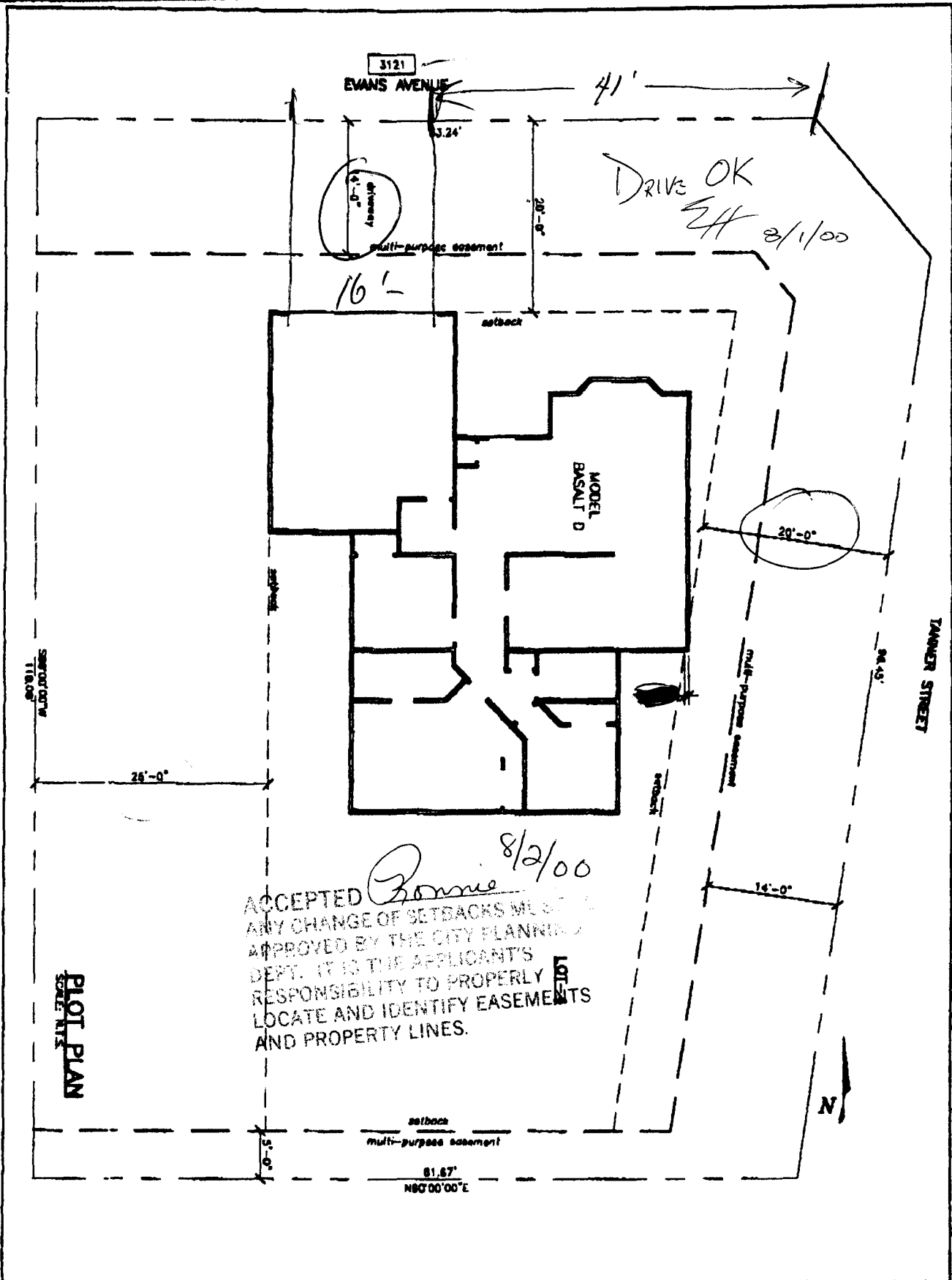
Applicant Signature Maureen Zeck Date 7-26-00
 Department Approval Pomie Edwards Date 8-2-00

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. CGV Tap 1423

Utility Accounting Ruth Vanover Date 8-2-00

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)



PL-1	JMK & Associates, Inc. 1000 N. 10th St. Grand Junction, CO 81502 (970) 257-9488	Zook & Associates LLC P.O. Box 1088 Grand Junction, CO 81502 (970) 257-9488	PLOT PLAN for Lot 4, Block 2 Summit View Ranch
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