

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 77670



Your Bridge to a Better Community

BLDG ADDRESS 3119 Evans Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1285  
TAX SCHEDULE NO. 2943-152-090-015 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Summit View Ranch 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1285  
FILING 2 BLK 3 LOT 3 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Zeck & Associates, LLC NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS PO Box 1083 Grand Jct CO 81502 USE OF EXISTING BUILDINGS N/A  
(1) TELEPHONE 970-259-9483 DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
(2) APPLICANT Zeck & Associates, LLC TYPE OF HOME PROPOSED:  
(2) ADDRESS PO Box 1083 GJC0  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 970-259-9483  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 60%  
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 58 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 Mauree R Zeck Date 11-9-00  
Department Approval Ronni Edwards Date 11-17-00

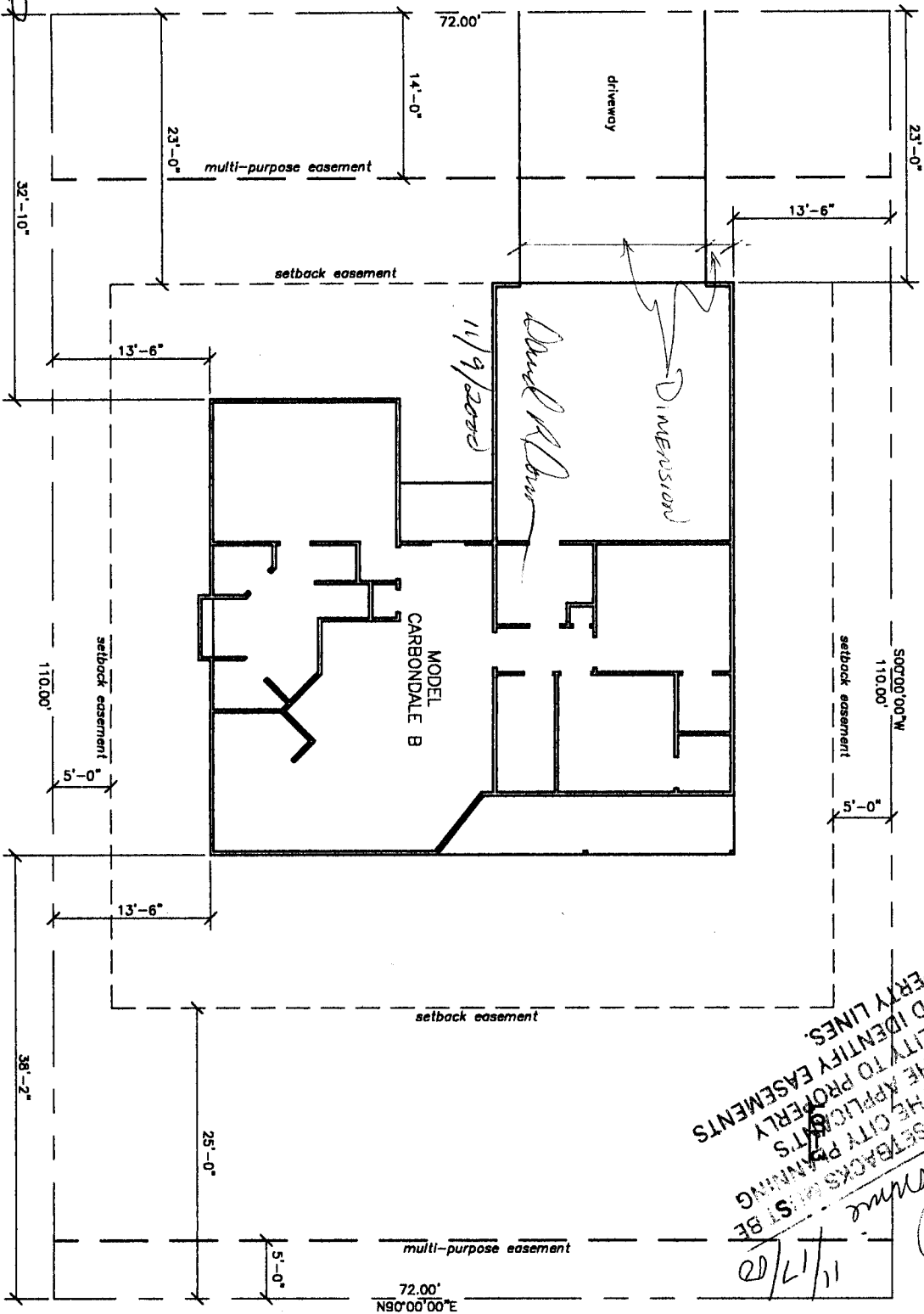
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Utility Accounting <u>Debi Overholt</u>	Date <u>11-17-00</u>	

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)

3119 Evans Ave

3119  
EVANS AVENUE



ACCEPTED  
 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.

*[Signature]*

11/17/11

PLOT PLAN  
 SCALE: N.T.S.

PL-1	JMK	11/03/11	Zeak & Associates, Inc. 1000 Evans Ave, # 100 Grand Junction, CO 81502 (970) 257-9483	Zeak & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 257-9483	PLOT PLAN for Lot 3, Block 3 Summit View Ranch	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100