

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



BLDG PERMIT NO. 76152

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

BLDG ADDRESS 3121 Evans Ave TAX SCHEDULE NO. 2943-152-70-016
 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 970-252-9483 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 970-252-9483 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 Ronnie Edwards Date 8-2-00

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. CGV Jap 1423
 Utility Accounting Ronnie Edwards 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)

