

FEE \$	10. -
TCP \$	500 -
SIF \$	292 -

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

BLDG PERMIT NO. 710902



Your Bridge to a Better Community

BLDG ADDRESS 458 Tunner St. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1310~~ 1310  
 TAX SCHEDULE NO. 2943-152-73-023 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Summit View II TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1310~~ 1310  
 FILING 2 BLK 1 LOT 22 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 St 81502  
 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 970-257-9483  
 (2) APPLICANT Zeck Associates DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
 (2) ADDRESS PO Box 1083- TYPE OF HOME PROPOSED:  
 (2) TELEPHONE 970-257-9483  Site Built  Manufactured Home (UBC)  
 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 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 Manuel R. Zeck Date 9/21/00  
 Department Approval Faye Gibson Date 9/26/00

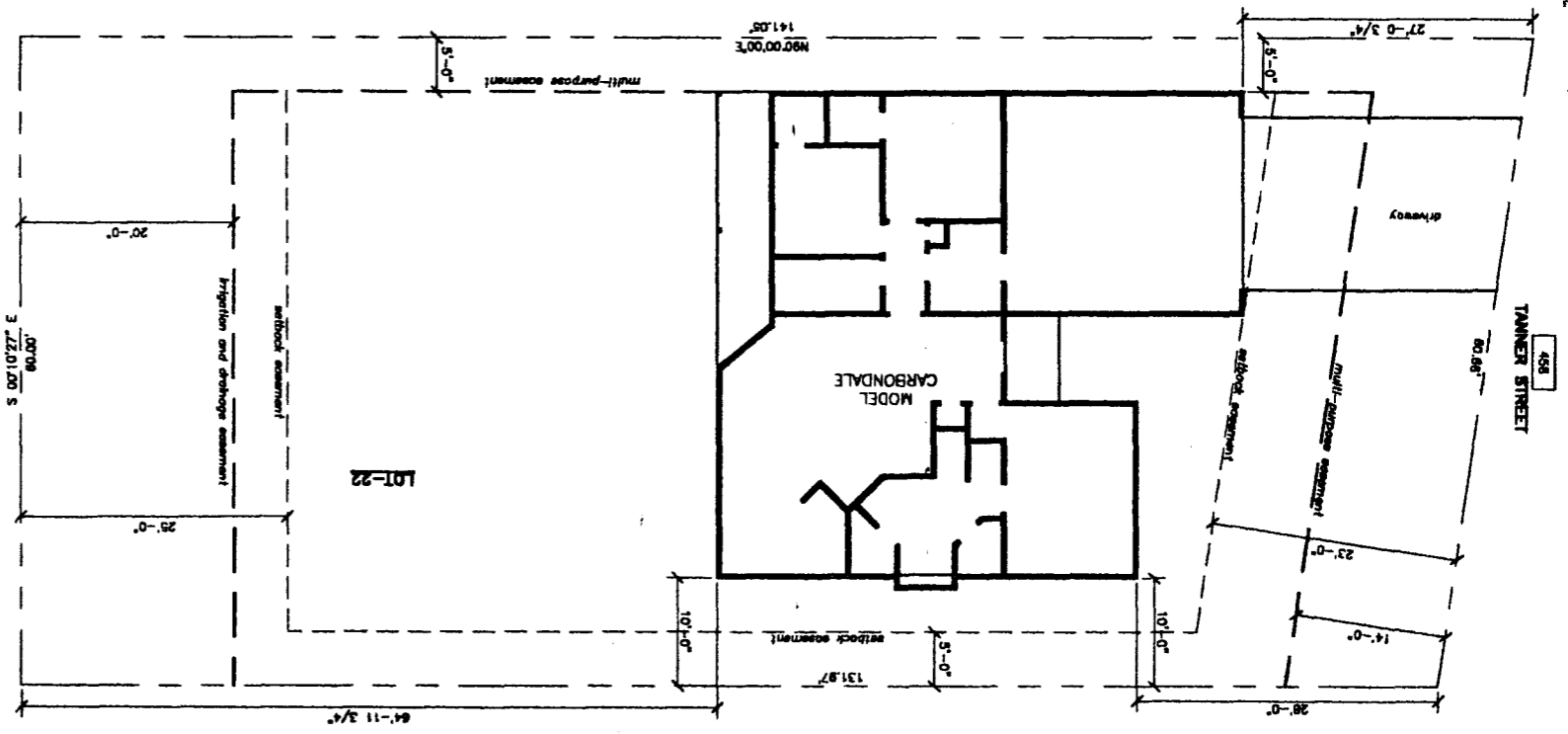
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>See attached</u>
Utility Accounting	<u>Marked</u>		Date <u>9/26/00</u>

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)

SCALE: N.T.S.  
PLOT PLAN

9/25/00  
DRAVE O.K.  
W-w-l-k



9-26-00  
ACCEPTED *C. Faye Gibson*  
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.

<p>PL 11</p> <p>JMK Associates LLC 222 1/2 1st St. Summit, CO 80402</p>	<p>Zack &amp; Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (870) 257-9483</p>	<p>PLOT PLAN for Lot 22, Block 1 Summit View Ranch</p>
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