

FEE \$	10.00
T.P. \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 77960



Your Bridge to a Better Community

BLDG ADDRESS 462 Tanner ST SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2943-152-23-02/ SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit View (2) TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 2 BLK 1 LOT 20 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 USE OF EXISTING BUILDINGS Single Family Residence

(1) TELEPHONE Grand Junction, CO 81502 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT Zeck Associates, LLC TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS PO Box 1083

(2) TELEPHONE Grand Junction, CO 81502

**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 Margaret Zeck Date 12-06-00

Department Approval C. Jaye Nelson Date 12-13-00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W.P. No. <u>CGVSD</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>12-13-00</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

