

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

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

BLDG PERMIT NO. 77446



Your Bridge to a Better Community

BLDG ADDRESS 470 Tanner St SQ. FT. OF PROPOSED BLDGS/ADDITION 1309  
 TAX SCHEDULE NO 2943-152-23017 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1309  
 FILING 2 BLK 16 LOT 1 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 Junction CO USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 970-257-9483 DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
 (2) APPLICANT Zeck & Associates, LLC TYPE OF HOME PROPOSED:  
 (2) ADDRESS PO Box 1083 Grand Junction CO  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 970-257-9483  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 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).

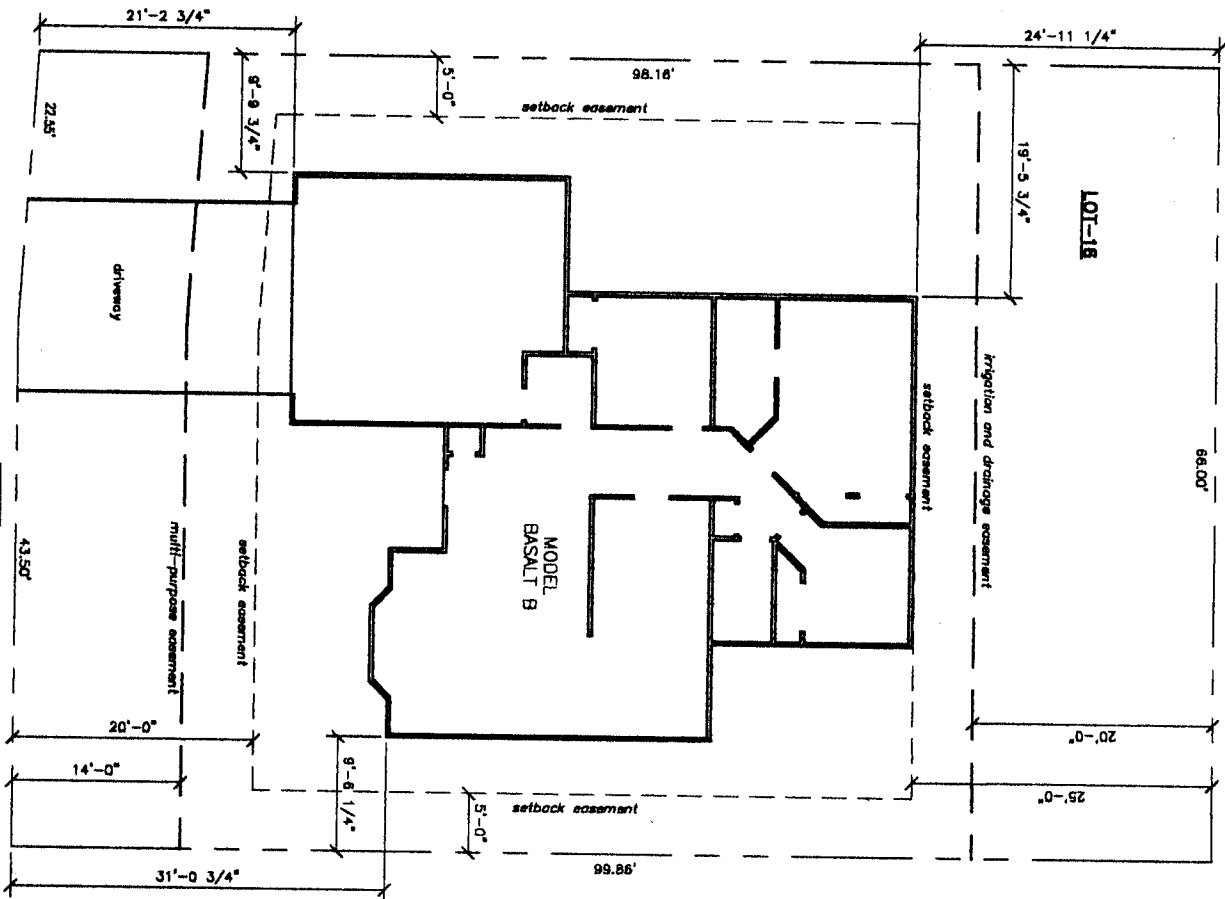
Applicant Signature Maurice Reed Date 10-30-00  
 Department Approval H. Ronnie Edwards Date 11-17-00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	WON't BE USED
Utility Accounting <u>Jabi 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)

ACCEPTED *Bonne 11/7/02*  
 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.



**PLOT PLAN**  
 SCALE: N.T.S.  
 TANNER STREET  
 470

DRIVE OK  
 ZH  
 10/31/00

470 Tanner St. N

PL-1 1 2 3 4 5 6 7 8 9 10	JMK & Associates LLC 1234 5th St. Grand Junction, CO 81502 (970) 257-9483	Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 257-9483	PLOT PLAN for Lot 16, Block 1 Summit View Ranch	1 2 3 4 5 6 7 8 9 10
	1 2 3 4 5 6 7 8 9 10	1 2 3 4 5 6 7 8 9 10	1 2 3 4 5 6 7 8 9 10	1 2 3 4 5 6 7 8 9 10