

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

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

BLDG PERMIT NO. 76251



et

Your Bridge to a Better Community

BLDG ADDRESS 476 Tanner St SQ. FT. OF PROPOSED BLDGS/ADDITION 1211
 TAX SCHEDULE NO. Summit View SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION 2943-152-72007 TOTAL SQ. FT. OF EXISTING & PROPOSED 1211
 FILING 2 BLK 1 LOT B NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Zeck & Associates NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO Box 1083 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 257-9483 DESCRIPTION OF WORK & INTENDED USE new home
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 _____
 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 Mark Zeck Date 7-27-00
 Department Approval C. Fay Gibson Date 7/27/00

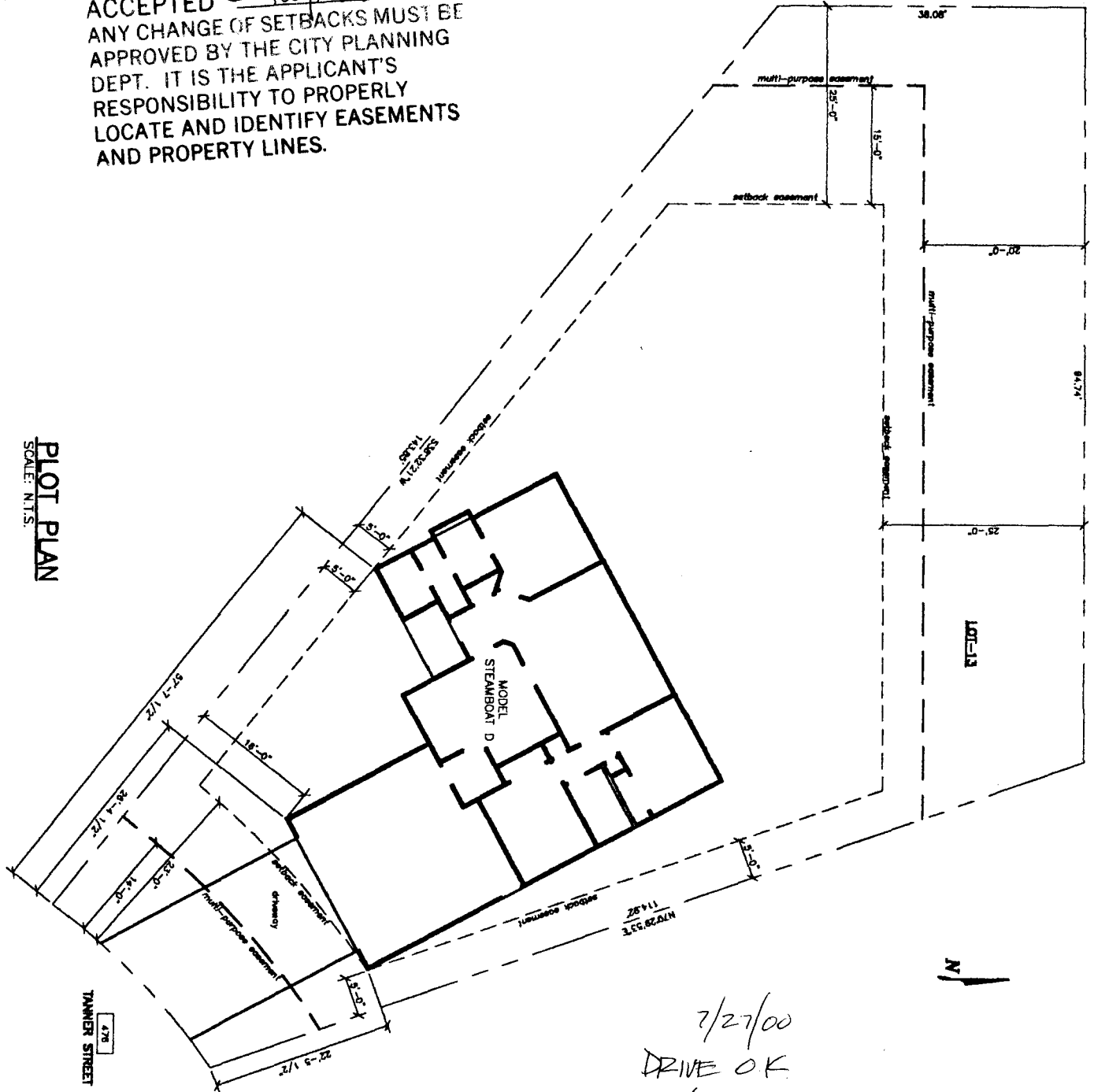
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>See attached plat cover</u>
Utility Accounting	<u>OK</u>	Date <u>8/1/00</u>	

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)

7/27/00
 C. L. G. Nelson
 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.

SCALE: N.T.S.
PLOT PLAN



7/27/00
 DRIVE O.K.
 K. G. Nelson

476 Tanner St.

PL-1	DATE	7/27/00	Zeck & Associates LLC P.O. Box 1089 Grand Junction, CO 81502 (970) 257-9489	PLOT PLAN for Lot 13, Block 1 Summit View Ranch	SHEET NO. 1
	BY	JMK			