

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

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

BLDG PERMIT NO. 76444



Your Bridge to a Better Community

BLDG ADDRESS 478 TANNER ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1110
 TAX SCHEDULE NO 2943-152-73-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit View TOTAL SQ. FT. OF EXISTING & PROPOSED 1110
 FILING 2 BLK 1 LOT 12 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, 6501 81502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-257-9483 DESCRIPTION OF WORK & INTENDED USE Single Family Res. denre
 (2) APPLICANT Zeck Associates TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 1083 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).

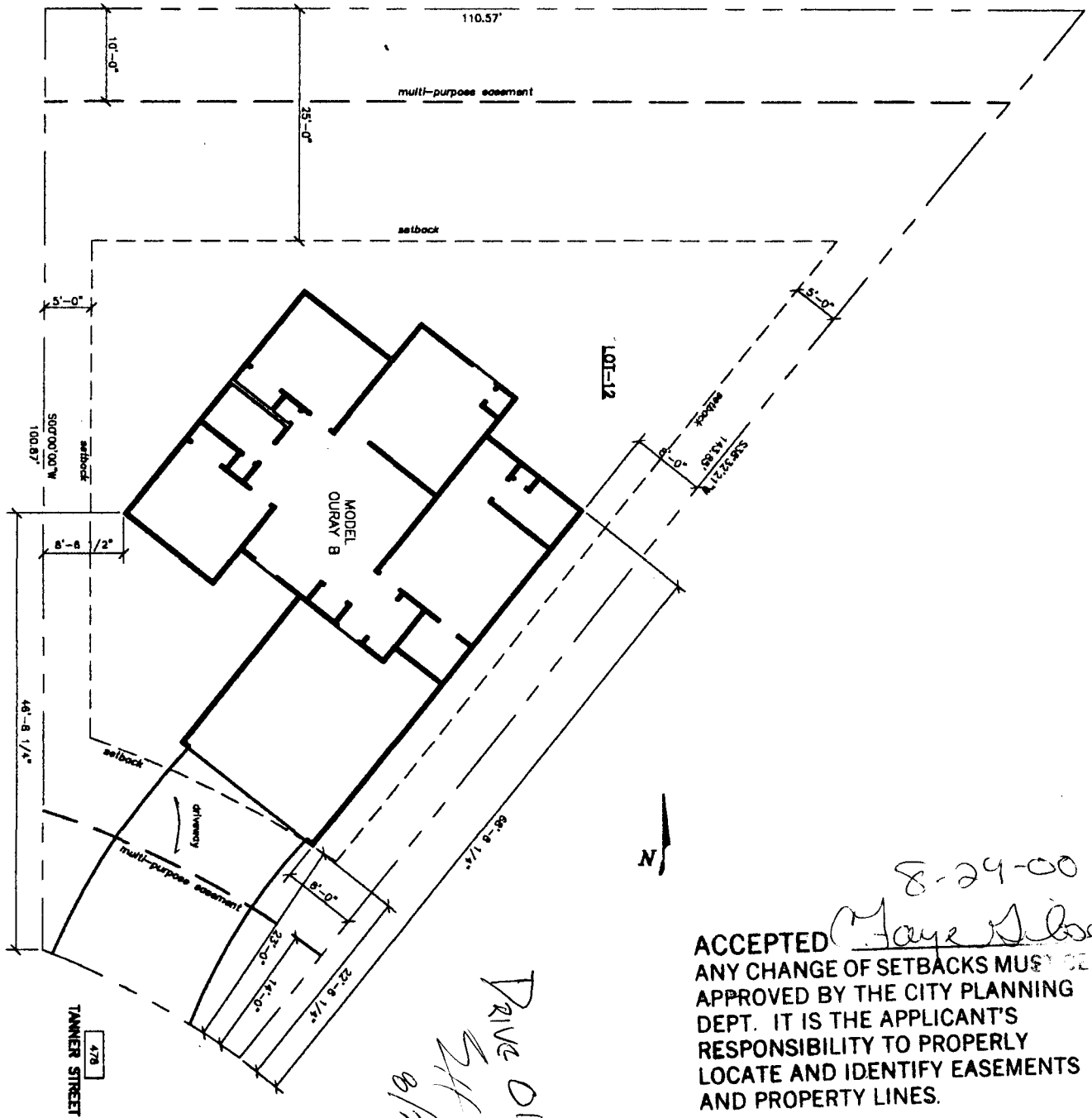
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mayne Zeck Date 8-18-00
 Department Approval Cheryl Wilson Date 8-25-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>See attached</u>
Utility Accounting:	<u>Cheryl Wilson</u>	Date	<u>8/29/00</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)



PLOT PLAN

SCALE: N.T.S.

*DRIVE OK
S/H
8/21/00*

8-29-00

Maye Wilson

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.

PL-1	JMK
	Zeck & Associates, LLC
DATE	8/21/00
BY	JMK

Zeck & Associates LLC
 P.O. Box 1083
 Grand Junction, CO 81502
 (970) 257-9483

PLOT PLAN for
Lot 12, Block 1
Summit View Ranch