

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 77447



Your Bridge to a Better Community

BLDG ADDRESS 482 Tanner St SQ. FT. OF PROPOSED BLDGS/ADDITION 1137

TAX SCHEDULE NO. 2943-152-73-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit View (2) TOTAL SQ. FT. OF EXISTING & PROPOSED 1137

FILING (2) BLK 1 LOT 10 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 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Zeck Associates, LLC TYPE OF HOME PROPOSED:  
 (2) ADDRESS PO Box 1083 Grand St 81502 X Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 970-257-9483

**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 6000

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 Maurel Zeck Date 10-30-00

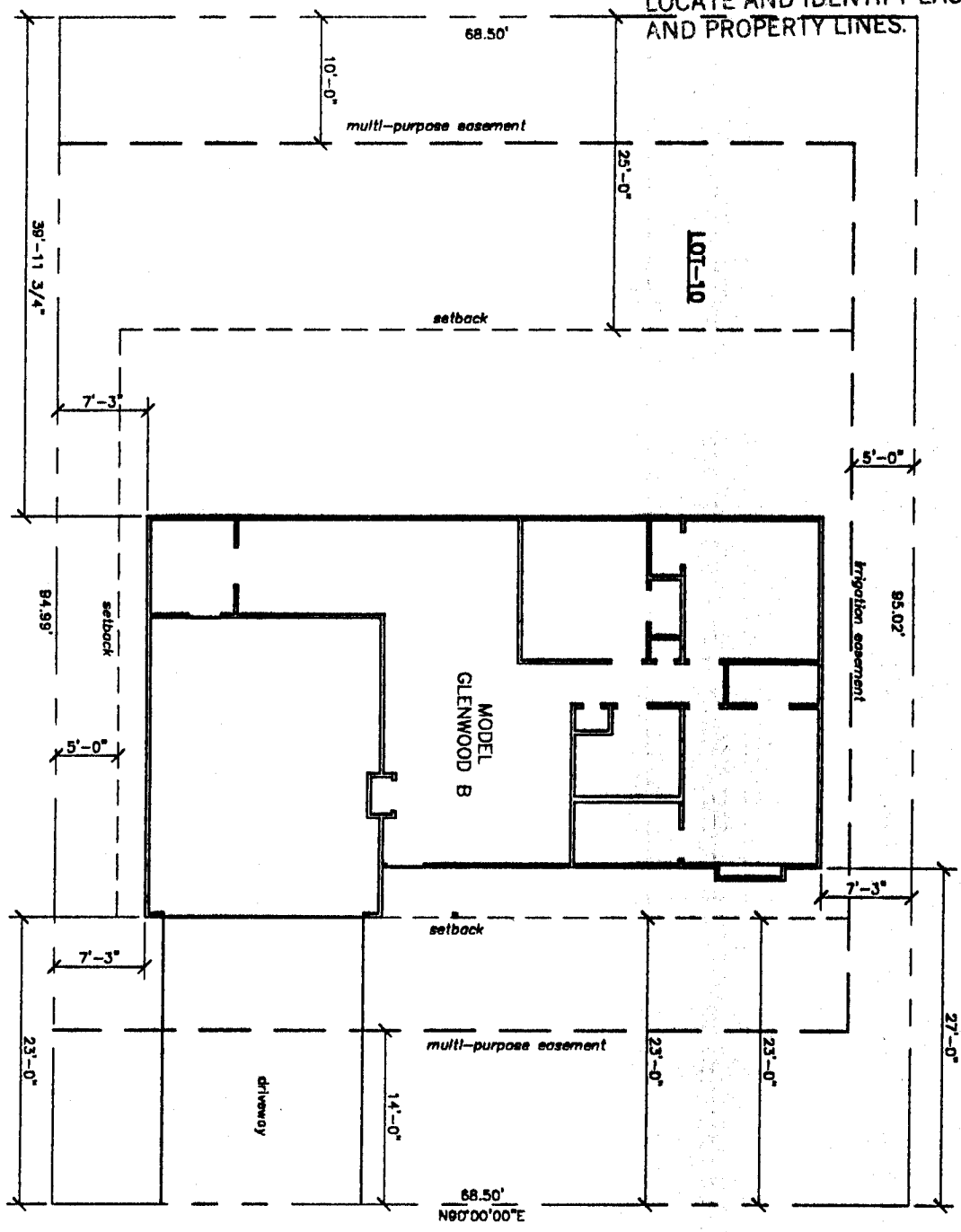
Department Approval Robin Edwards Date 11-9-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>See attached</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>11/9/00</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 *Ronnie* 11/9/00  
 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.

*DRIVE OK*  
*EH*  
*10/31/00*

482  
 TANNER STREET

<b>PL-1</b> <small>DATE</small> <small>SCALE</small> <small>BY</small> <small>CHECKED</small> <small>DATE</small>	<b>JMK</b> & Associates, Inc. <small>225 Grand St., P.O. Box 1083</small> <small>Grand Junction, CO 81502</small> <small>(970) 257-9453</small>	<b>PLOT PLAN for</b> <b>Lot 10, Block 1</b> <b>Summit View Ranch</b>	<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>								
<small>DATE</small> <small>SCALE</small> <small>BY</small> <small>CHECKED</small> <small>DATE</small>	<b>Zeck &amp; Associates LLC</b> P.O. Box 1083 Grand Junction, CO 81502 (970) 257-9453										