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

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

BLDG PERMIT NO. 70445



Your Bridge to a Better Community

BLDG ADDRESS 484 TANNER ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 1110

TAX SCHEDULE NO. 2943-152-23-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit View 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1110

FILING 2 BLK 1 LOT 9

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 Jct

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-257-9483

DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Zeck & Associates

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS PO Box 1083

(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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 25' from PL

Parking Req't 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 Wayne Zeck

Date 8-10-00

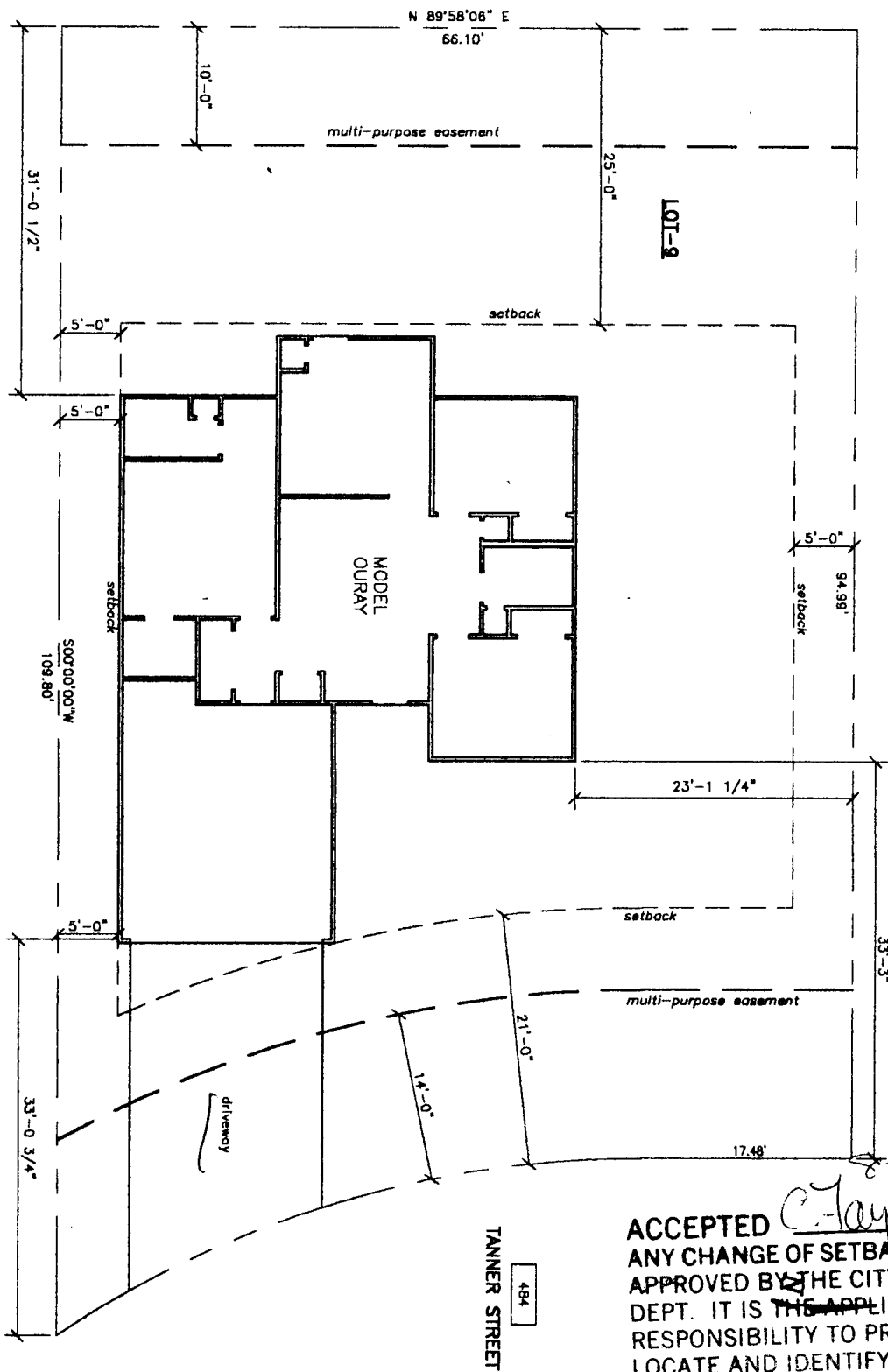
Department Approval C. Jaye Gibson

Date 8-29-00

| | | | |
|--|---|-----------------------------|-----------------------------|
| 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>OM</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
SH
8/21/00

ACCEPTED *C. Jay Gibson*
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.

JMK & Associates, Inc.
P.L. 1

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

PLOT PLAN for
Lot 9, Block 1
Summit View Ranch