

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

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

BLDG PERMIT NO. 75736



Your Bridge to a Better Community

ct

BLDG ADDRESS 490 TANAGER SQ. FT. OF PROPOSED BLDGS/ADDITION 1465
 TAX SCHEDULE NO. 2943-152-72-007 SQ. FT. OF EXISTING BLDGS ~~1465~~ 0
 SUBDIVISION SUMMIT VIEW RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 0
 FILING 2 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Zeck & Assoc NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS P.O. BOX 1083 USE OF EXISTING BUILDINGS SINGLE FAMILY
 (1) TELEPHONE 257-9483 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS GAME Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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't 2
 Maximum Height 32' 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 Maurice Zeck Date 7-6-00
 Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>CGT Inc 400</u>
Utility Accounting	<u>Dottie Tanager</u>	Date	<u>7-6-00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

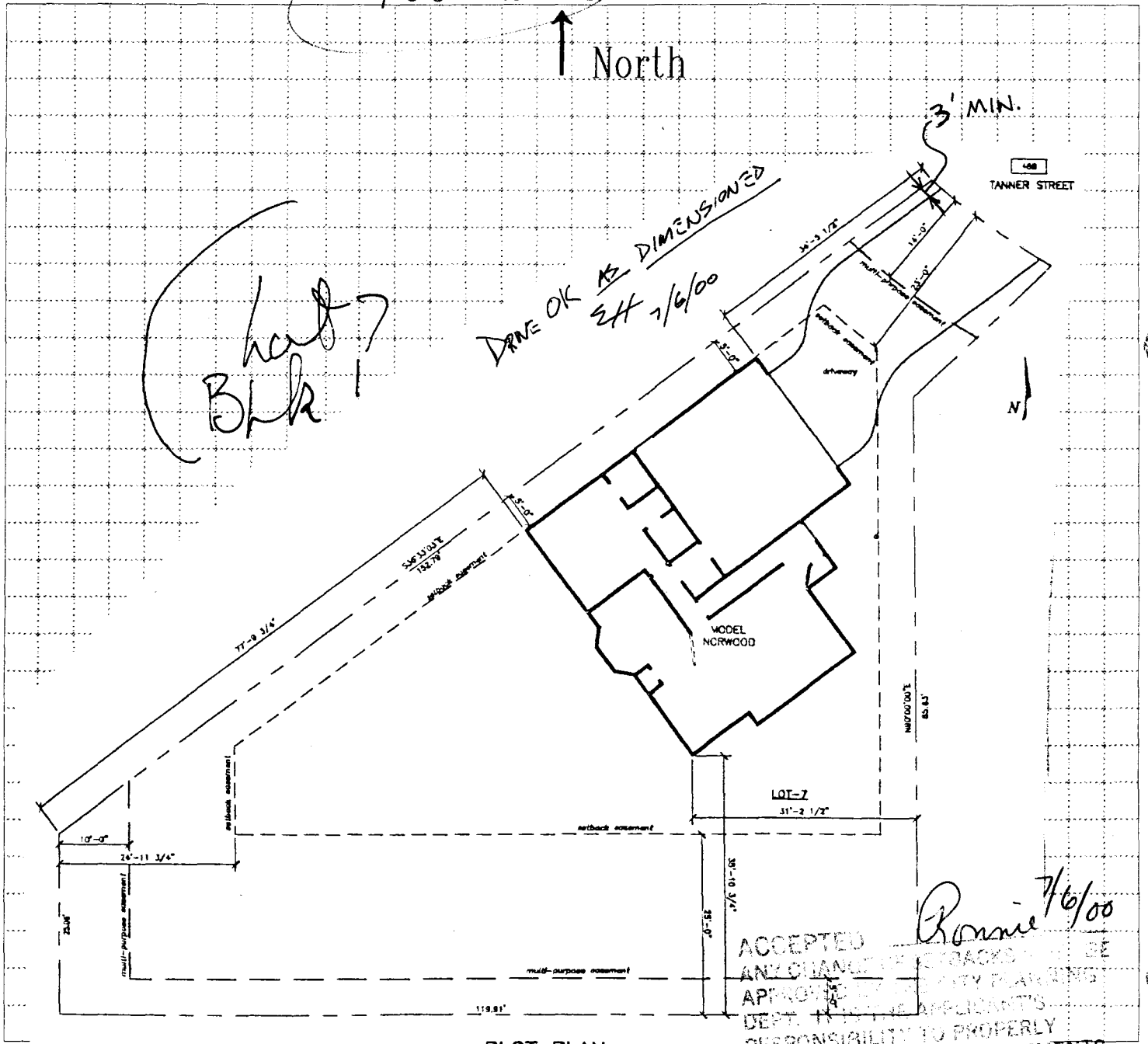
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. **All easements** and **rights-of-way** on the property. []
5. **All other structures** on the property. []
6. **All streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

488 Tanner



Handy
BKR

DRIVE OK AS DIMENSIONED
SHT 7/6/00

Ronnie 7/6/00

ACCEPTED
ANY CHANGE OF SETBACKS WILL 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.