

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 78495



Your Bridge to a Better Community

BLDG ADDRESS 492 Arabian Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1300  
TAX SCHEDULE NO. 2943-152-78-003 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1300  
FILING 2 BLK 2 LOT 3 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Zeck's Associates LLC NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS PO Box 1083 Grand Jct CO 81502 USE OF EXISTING BUILDINGS N/A  
(1) TELEPHONE 970-257-9483 DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
(2) APPLICANT Zeck's Associates LLC 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 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).

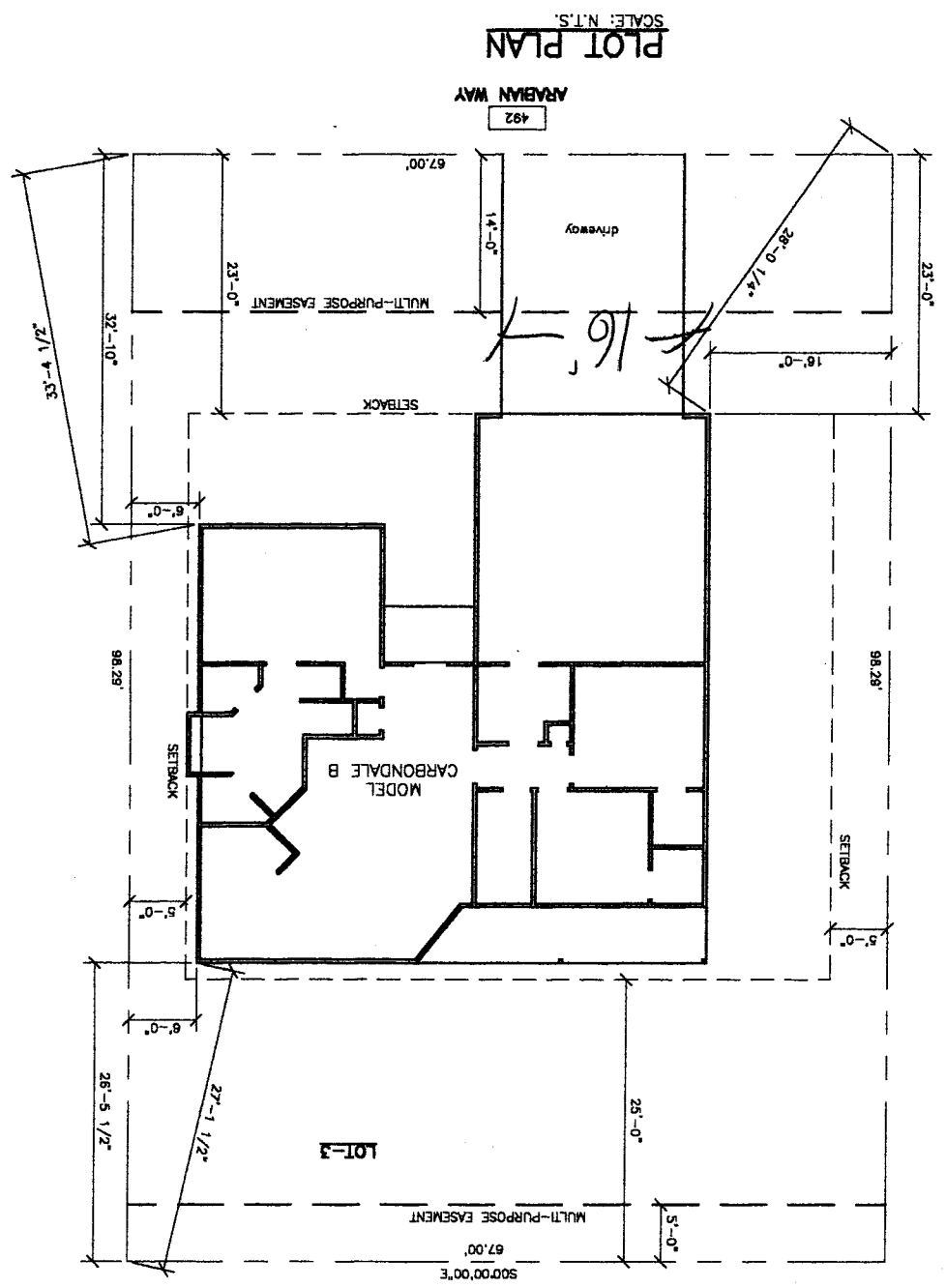
Applicant Signature Marye R Zeck Date 1-29-01  
Department Approval C. Jay Gibson Date 2-20-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>paid @ CER VSD</u>
Utility Accounting	<u>blank</u>	Date	<u>2/20/01</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)

2/20/01  
 ACCEPTED *C. Faye Wilson*  
 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**  
 492  
 ARABIAN WAY

DRIVE OK  
 AND  
 1/29/01

PL-1	JMK & Associates, Inc.	Zeck & Associates LLC P.O. Box 1088 Grand Junction, CO 81502 (970) 257-9485	PLOT PLAN for Lot 3, Block 2 Summit View Ranch
JMK & Associates, Inc.			