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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. 80105



Your Bridge to a Better Community

BLDG ADDRESS 493 Arabian Way SQ. FT. OF PROPOSED BLDGS/ADDITION 111.3
 TAX SCHEDULE NO. 2943-152-23-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 111.3

FILING 2 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Zeck Associates, LLC
 (1) ADDRESS PO Box 1083 6500 81502
 (1) TELEPHONE (970)-257-9483
 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Zeck DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) ADDRESS PO Box 1083 81502 TYPE OF HOME PROPOSED:
 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 BMF-5 Maximum coverage of lot by structures 6090
 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 ANNX# _____

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).

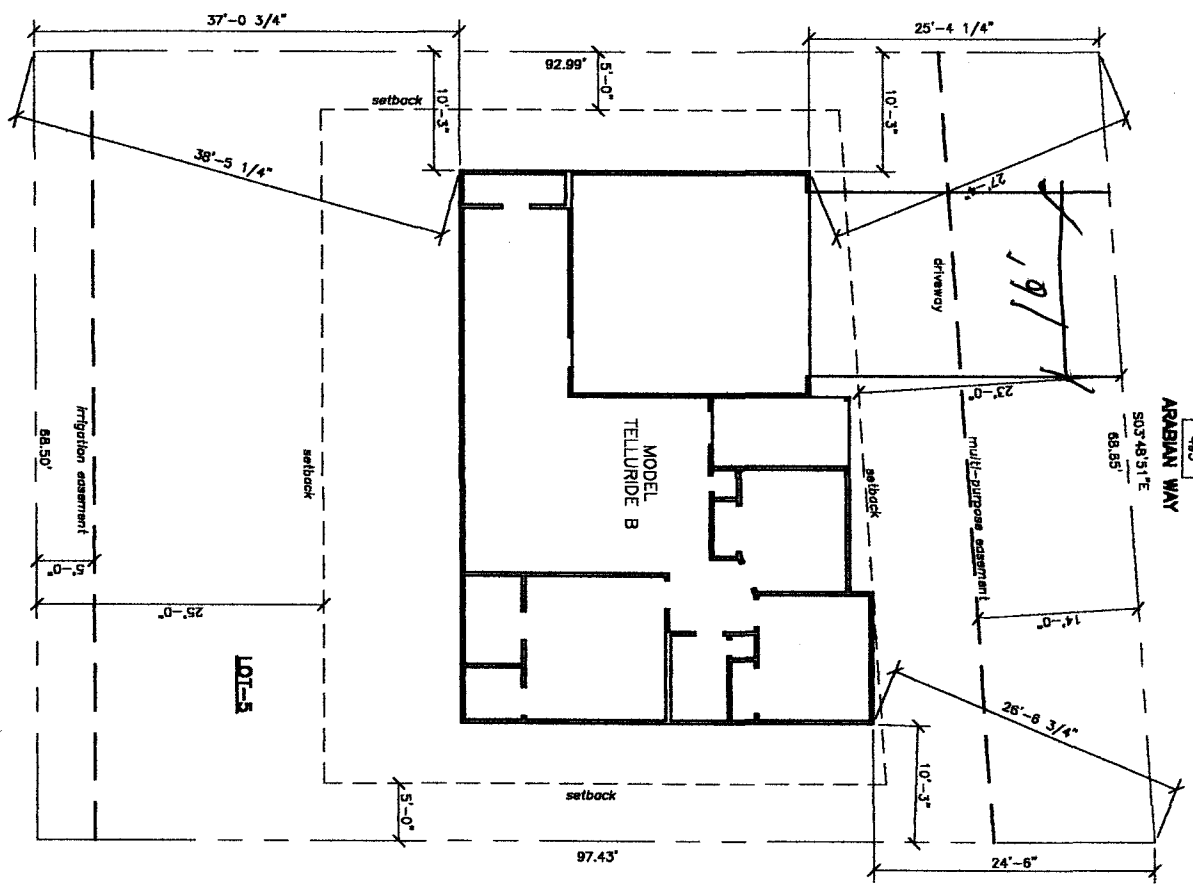
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Maureen Zeck Date 5-30-01
 Department Approval Jayne Gibson Date 6/6/01

| | | | |
|--------------------------------------------------------|-----------------------------------------|-----------------------------|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | VVO No. <u>Paid @ CGW</u> |
| Utility Accounting | <u>Kate Hall</u> | Date | <u>6/6/01</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)

DRIVE OK
 APR
 5/31/01



PLOT PLAN
 SCALE: N.T.S.

ACCEPTED *Cy Colton*
Jane 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.



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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------|
| PL-1 JMK | JMK & Associates, Inc. <small>10000 Highway 101, Suite 100, Grand Junction, CO 81502</small> <small>(970) 257-9483</small> | Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 257-9483 | PLOT PLAN for Lot 5, Block 1 Summit View Ranch | 493 |
| | 503°48'31"E 68.85' | | | 24'-6" |