

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

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

BLDG PERMIT NO. 79310



Your Bridge to a Better Community

ⓐ

BLDG ADDRESS 495 Arabian Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1475
 TAX SCHEDULE NO 2943-152-73007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1475
 FILING 2 BLK 1 LOT 6 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 G JCO 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 G JCO Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970-257-9483 Manufactured Home (HUD)
 Other (please specify) _____

PATD
 APR 12 2001
 TB

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 35%
 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 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).

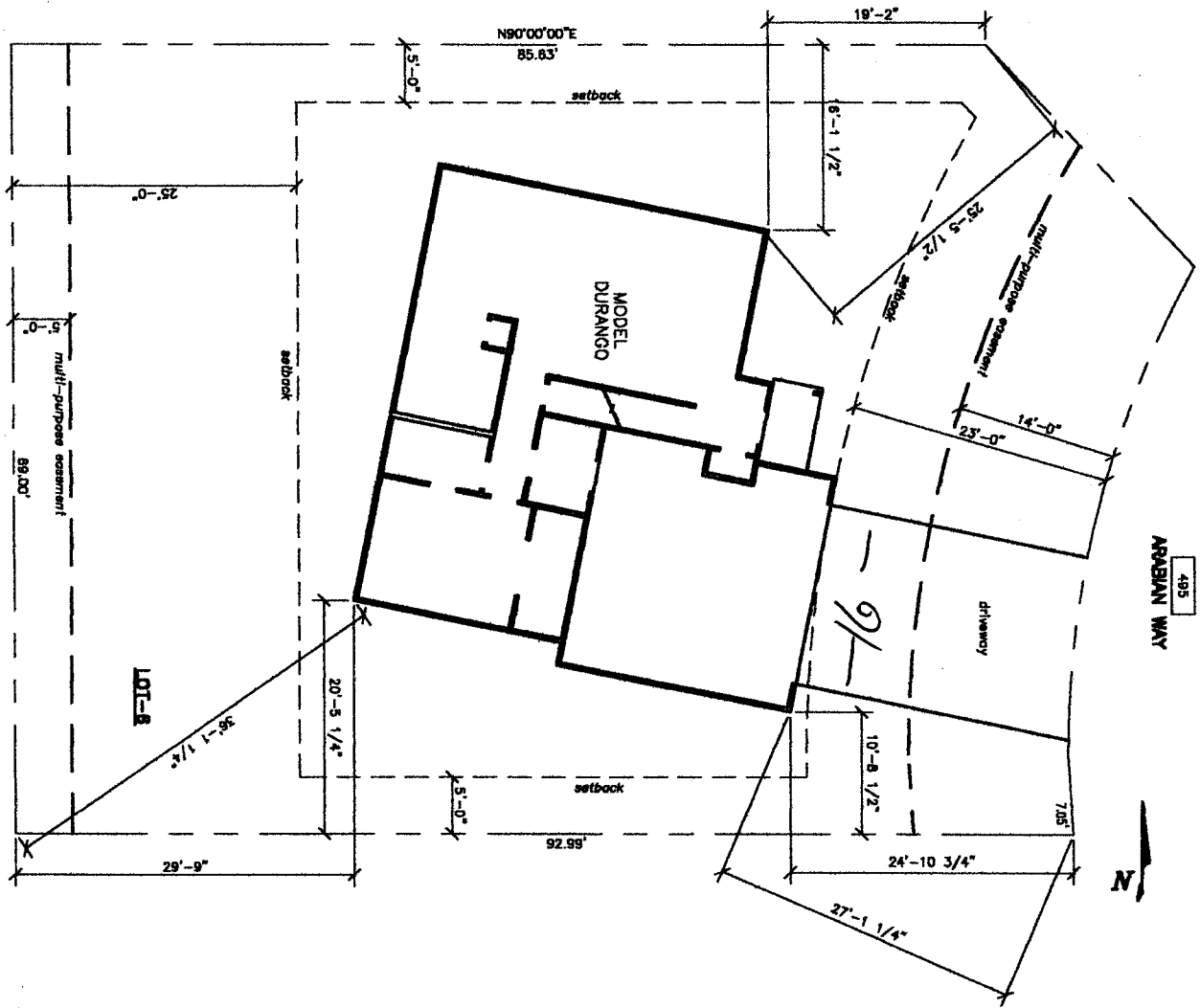
Applicant Signature Manuel Zeck Date _____
 Department Approval Chap Gibson Date 4/12/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13896</u>
Utility Accounting	<u>J. Bensley</u>		Date <u>4/12/01</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)

4/13/01
 ACCEPTED *C. Faye Johnson*
 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
DLR
 4/4/01

PL-1	DATE	JMK
	SCALE	N.T.S.
JMK & Associates, Inc. 2000 Canyon Dr., # 200 Grand Junction, CO 81502 (970) 242-2222		

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

PLOT PLAN for Lot 6, Block 1 Summit View Ranch
