

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

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

BLDG PERMIT NO. 79902



Your Bridge to a Better Community

BLDG ADDRESS 496 Arabian Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1417
TAX SCHEDULE NO. 2943-152-78-005 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1417
FILING 2 BLK 2 LOT 5 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 10836, Jct CO81502 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 970-257-9483 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 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).

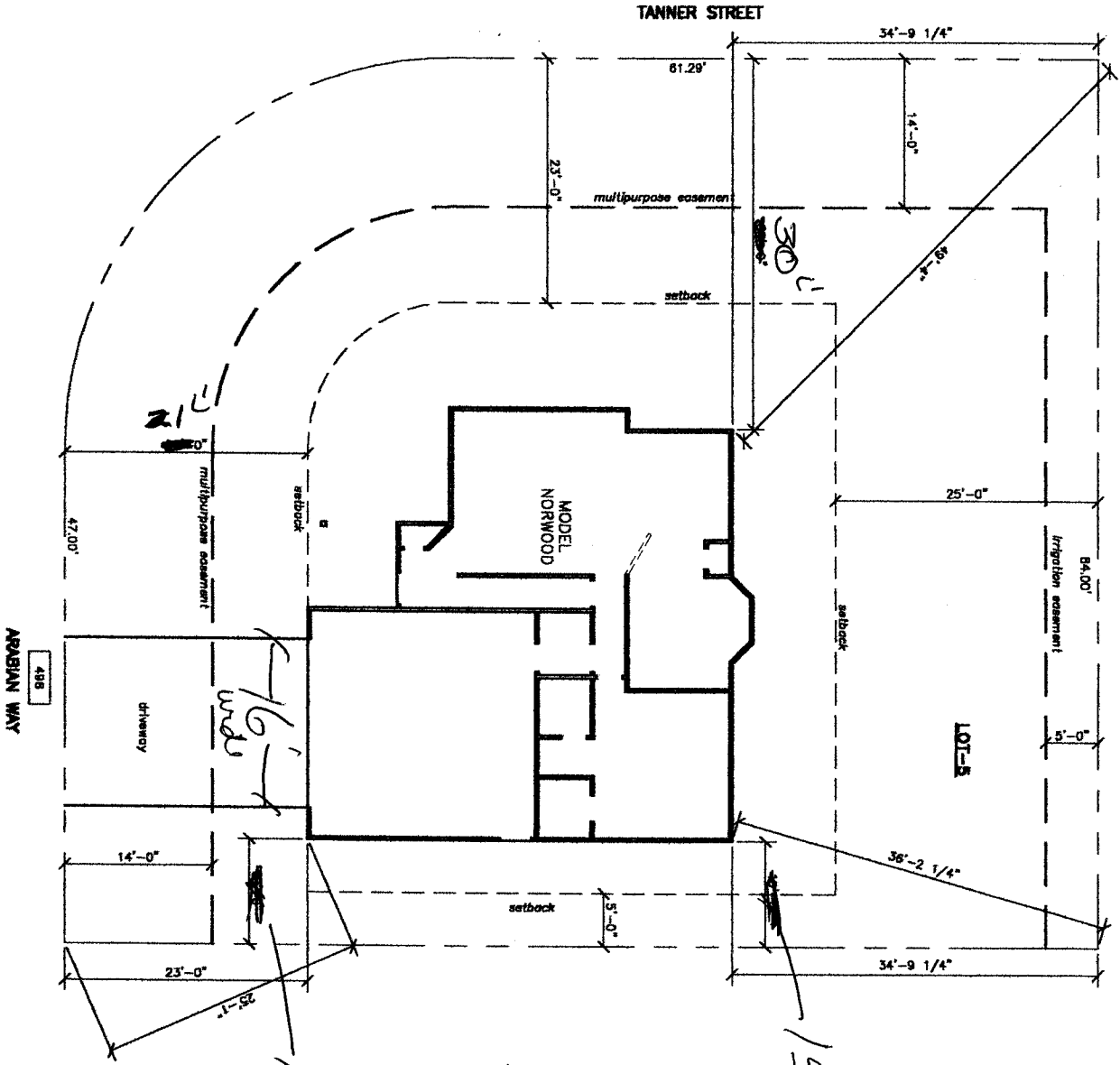
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Maurel Zeck Date 5-15-01
Department Approval Ronnie Edwards Date 5/22/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pl@cgks</u>
Utility Accounting <u>Colleen Weaver</u>	Date <u>5-22-01</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)

ACCEPTED *Ronnie 5/22/01*
 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.

ARABIAN WAY
 488

*DRIVE OR
 ORL
 5/16/01*

*Revised
 5/22/01*

PL-1	JMK & Associates, Inc. <small>1000 Grand Junction, CO 81502 (970) 257-9483</small>	Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 257-9483	PLOT PLAN for Lot 5, Block 2 Summit View Ranch
	<small>DATE: 5/22/01 BY: JMK</small>		