

FEE \$	10-
TCP \$	500-
SIF \$	292-

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

BLDG PERMIT NO. 78491



Your Bridge to a Better Community

BLDG ADDRESS 3114 D³/₄ CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1137
 TAX SCHEDULE NO. 2943-152-70-018 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1137
 FILING 2 BLK 3 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 650081502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-259-9483 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 (2) APPLICANT Zeck & Associates TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 1083 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (2) TELEPHONE 970-259-9483

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 RMF-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 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 Mayel Zeck Date 1-29-01
 Department Approval C. Faye Johnson Date 1-31-01

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O NO. <u>Paid @ CIV</u>
Utility Accounting	<u>Chart</u>	Date	<u>1/31/01</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)

1/31/01
C. Jaye Johnson

ACCEPTED
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.

OCK THREE

ON EASEMENT

72.00'

72.00'

100.17'

N90°00'00"E

25'

LOT 6
7,890 S.F.

S20°55'35"E
98.16'

S00°00'00"W
104.24'

3112

3114

10'-0"

34'-0"

15.98'

DRIVE OK
AS NOTED
DAD
1/29/01

PROVIDE DIMENSION D,
D_i MUST EXCEED 5 FT

148.

D 3/4 CT.

Zack & Associates, Inc.
P.L.L.C.

Zack & Associates
P.O. Box
Grand Junction, CO
(970) 857-8483

SUMMIT VIEW RANCH II
SUBDIVISION
Grand Junction, Colorado

3/7/03