

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

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

BLDG PERMIT NO. 78493



Your Bridge to a Better Community

BLDG ADDRESS 3116 D³/₄ CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1137

TAX SCHEDULE NO. 2943-152-20017 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1137

FILING 2 BLK 3 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 1083 Grand Jct CO 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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PO Box 1083

(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 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).

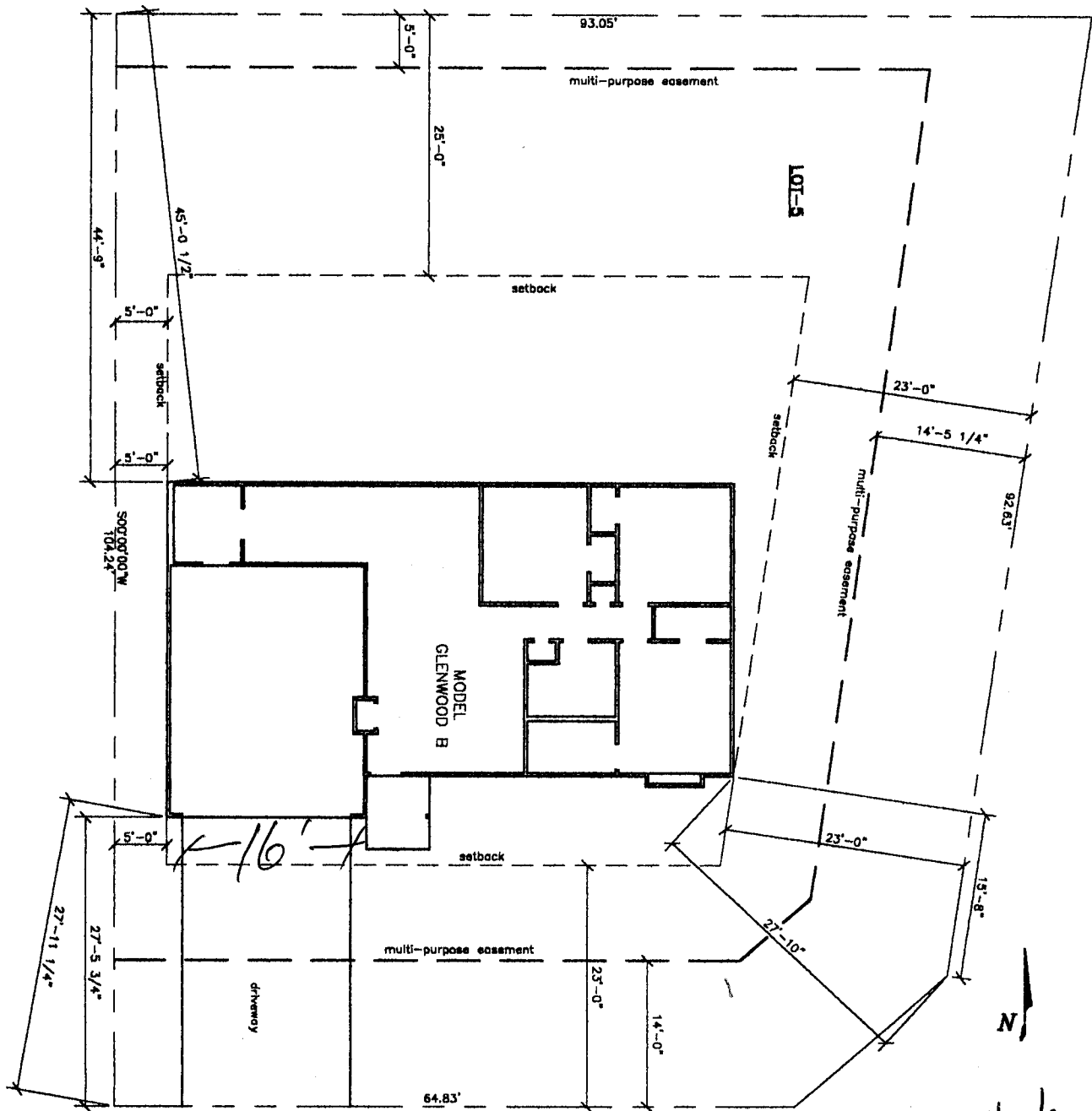
Applicant Signature Harold Zeck Date 1-29-01

Department Approval C. Jay Johnson Date 1-31-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O N/A
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)



PLOT PLAN
SCALE: N.T.S.

3116
D 3/4 ROAD
CT

DRIVE OR
DAP
1/29/01

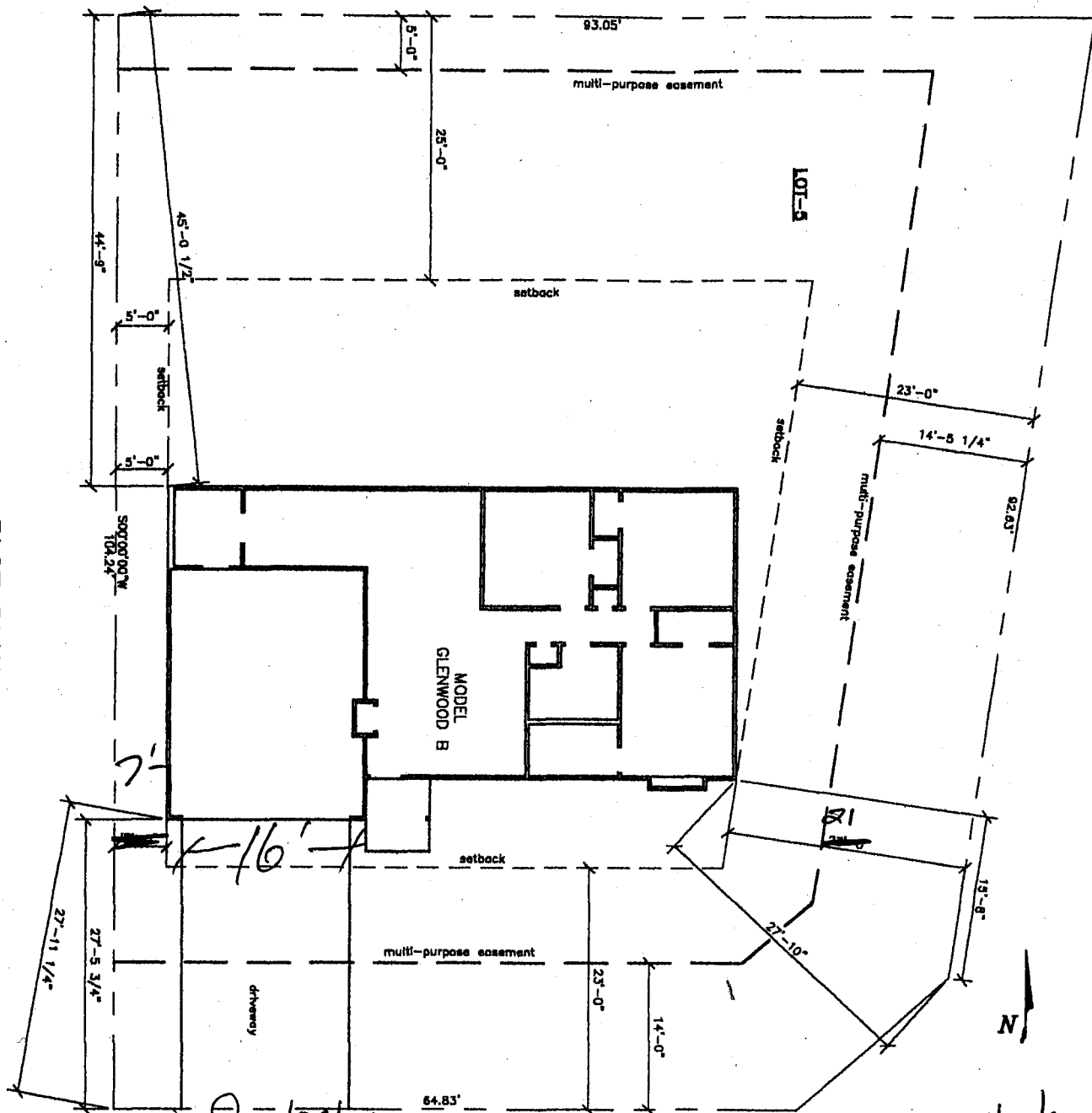
1/31/01
C. Faye Johnson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PL-1

JMK & Associates, Inc.
1114 Canyon Blvd., Suite 200
Grand Junction, CO 81502
(970) 267-8483

Zeck & Associates LLC
P.O. Box 1083
Grand Junction, CO 81502
(970) 267-8483

PLOT PLAN for
Lot 5, Block 3
Summit View Ranch



PLOT PLAN
SCALE: N.T.S.

revised 2/20/01

ACCEPTED *C. Faye Johnson*
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PL-1	DATE	V/T/WR	JMK & Associates, Inc.	Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 257-8483	PLOT PLAN for Lot 5, Block 3 Summit View Ranch	1 2 3 4 5 6 7 8 9 10 11 12