

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

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

BLDG PERMIT NO. 79073



Your Bridge to a Better Community

BLDG ADDRESS 3119 D<sup>3</sup>/<sub>4</sub> Road SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2943-152-20-026 SQ. FT. OF EXISTING BLDGS 0

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

FILING 2 BLK 3 LOT 14 NO. OF DWELLING UNITS:  
 Before: 0 After: 0 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER Zeck Associates, LLC USE OF EXISTING BUILDINGS N/A

(1) ADDRESS PO Box 1083 650081502 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(1) TELEPHONE 970-257-9483 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) APPLICANT Zeck Associates, LLC

(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 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 Manuel R Zeck Date 3-16-01

Department Approval Anto J Costello Date 3/23/01

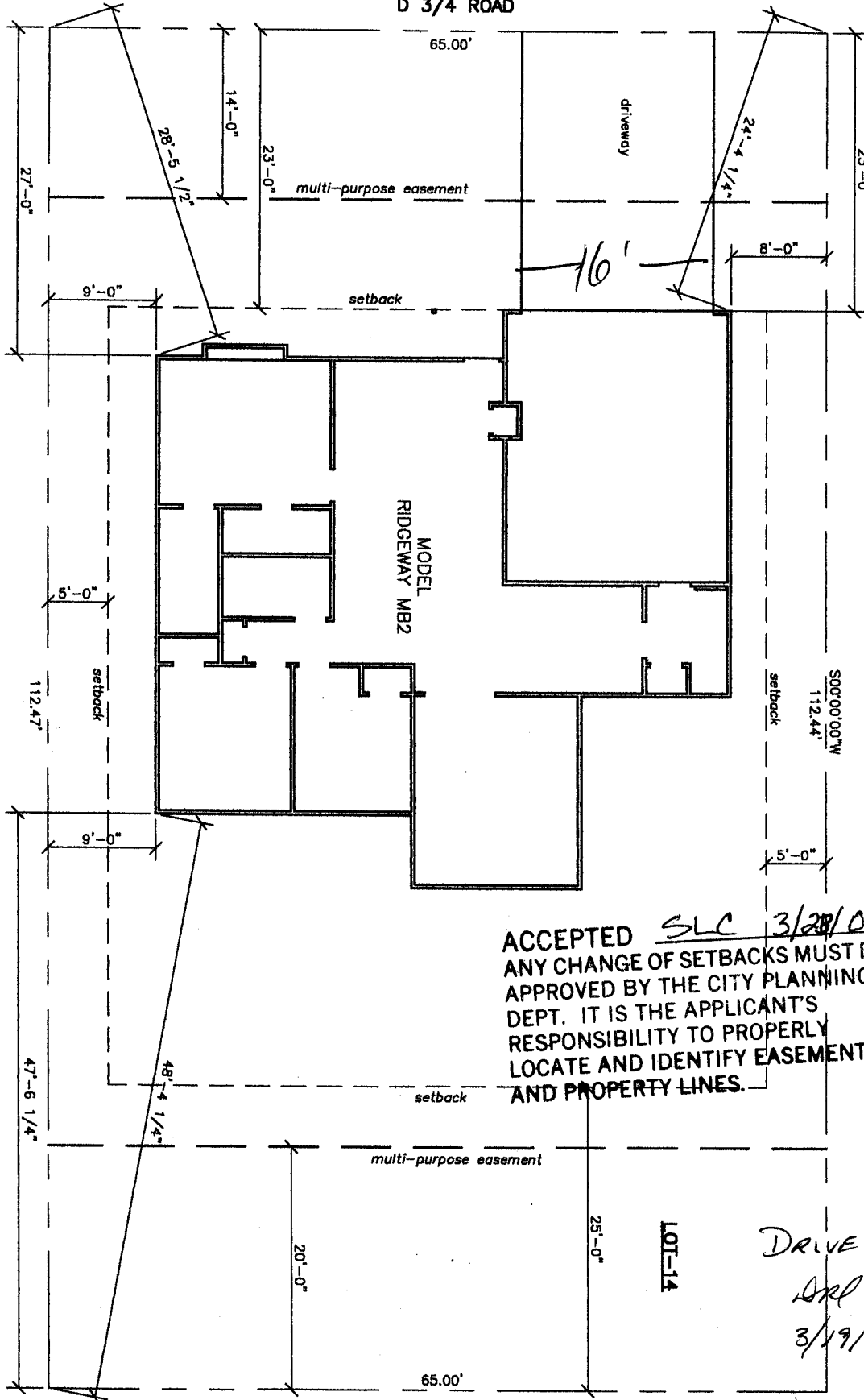
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Marshall Cole</u>	Date <u>3/23/01</u>		

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)

3119

D 3/4 ROAD



ACCEPTED SLC 3/28/01  
 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.

DRIVE OK  
 DRP  
 3/19/01

**PLOT PLAN**  
 SCALE: N.T.S.