

TEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 79562



Your Bridge to a Better Community

BLDG ADDRESS 463 Tanner St SQ. FT. OF PROPOSED BLDGS/ADDITION 1565  
 TAX SCHEDULE NO. 2943-152-7810 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1565  
 FILING 2 BLK 2 LOT 10 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, JCO 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 10836, JCO  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 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).

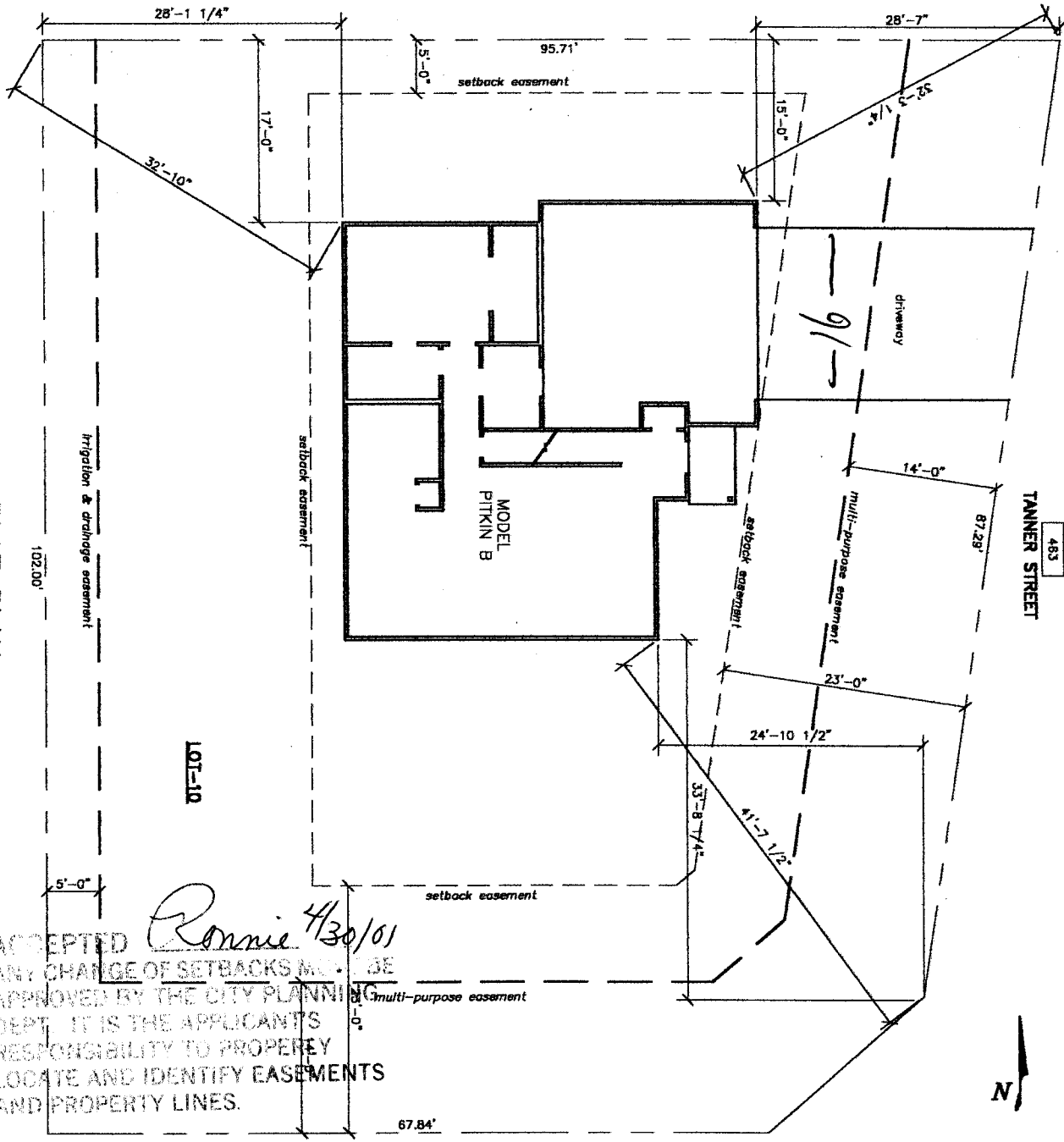
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Manuel R Zell Date 4-23-01  
 Department Approval Ronnie Edwards Date 4-30-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>paid @ C&amp;V</u>
Utility Accounting	<u>Halt</u>	Date	<u>4/30/01</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.

irrigation & drainage easement

LOT-10

MODEL  
PITKIN B

driveway

TANNER STREET

433

EVANS AVE.



ACCEPTED *Ronnie 4/30/01*  
 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  
DNR  
4/23/01*

*463 Tanner*

PL-1	JMK	DATE	4/23/01
JMK	JMK	DATE	4/23/01

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

**PLOT PLAN for**  
**Lot 10, Block 2**  
**Summit View Ranch**