

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

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

BLDG PERMIT NO. 79308



Your Bridge to a Better Community

BLDG ADDRESS 466 TANNER ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1388
 TAX SCHEDULE NO. 2943-152-73-018 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1388

FILING 2 BLK 1 LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction DATE
 (1) OWNER Zeck & Associates, LLC NO. OF BUILDINGS ON PARCEL 1

(1) ADDRESS PO Box 1083 Grand Junction CO 81502 Before: 0 After: 1 this Construction DATE
 (1) TELEPHONE 970-257-9483 USE OF EXISTING BUILDINGS N/A 12 2001

(2) APPLICANT Zeck & Associates, LLC DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) ADDRESS PO Box 1083 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-257-9483 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 8 TRAFFIC 58 ANNX# _____

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 Wayne R. Zeck Date _____
 Department Approval Cheryl Wilson Date 4/12/01

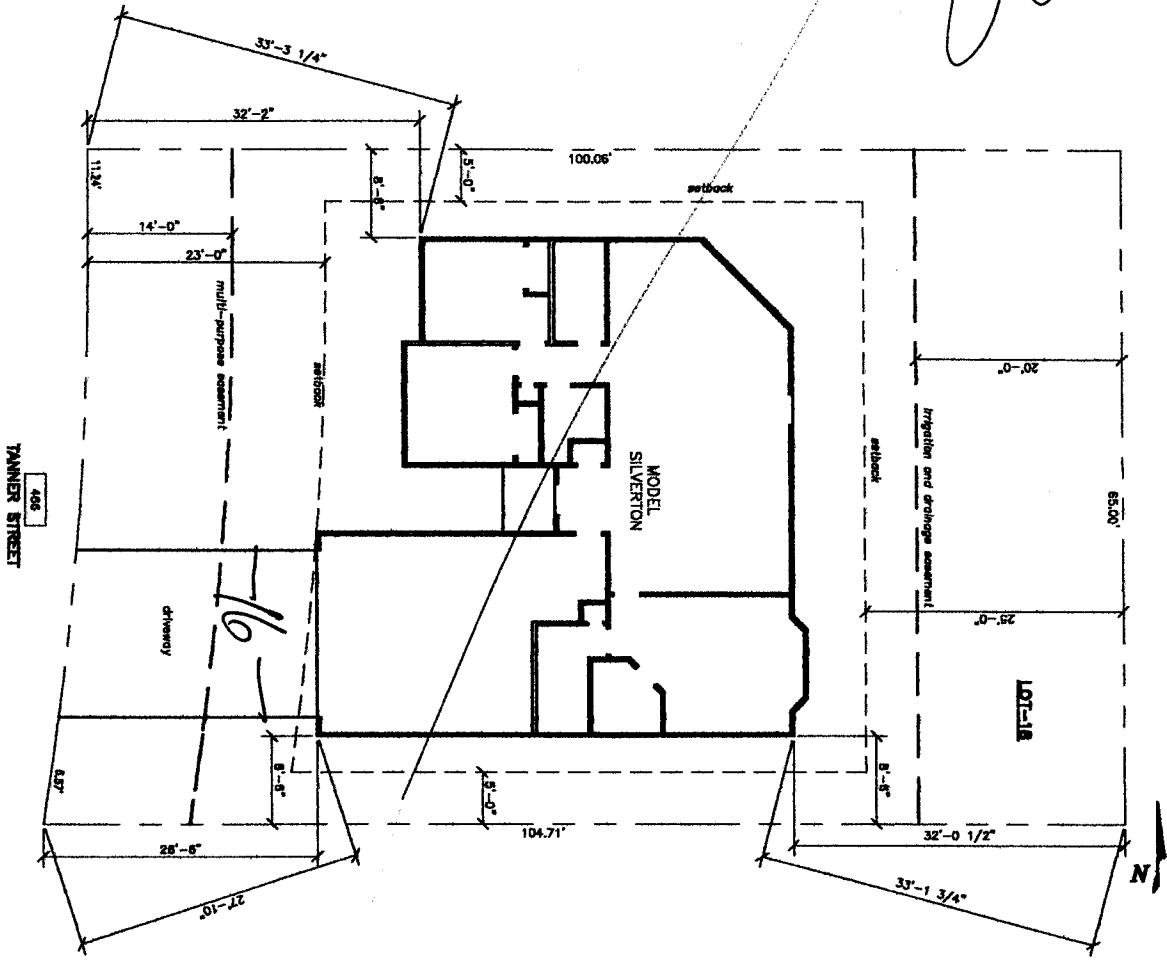
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13898</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>4/12/01</u>

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)

4/12/01
 ACCEPTED *Chaye Dixon*
 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.

VOID



PLOT PLAN
 SCALE: N.T.S.

DRIVE OK
MD
4/14/01

PL-1	JMK	JMK & Associates LLC
	JMK	257-9483

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

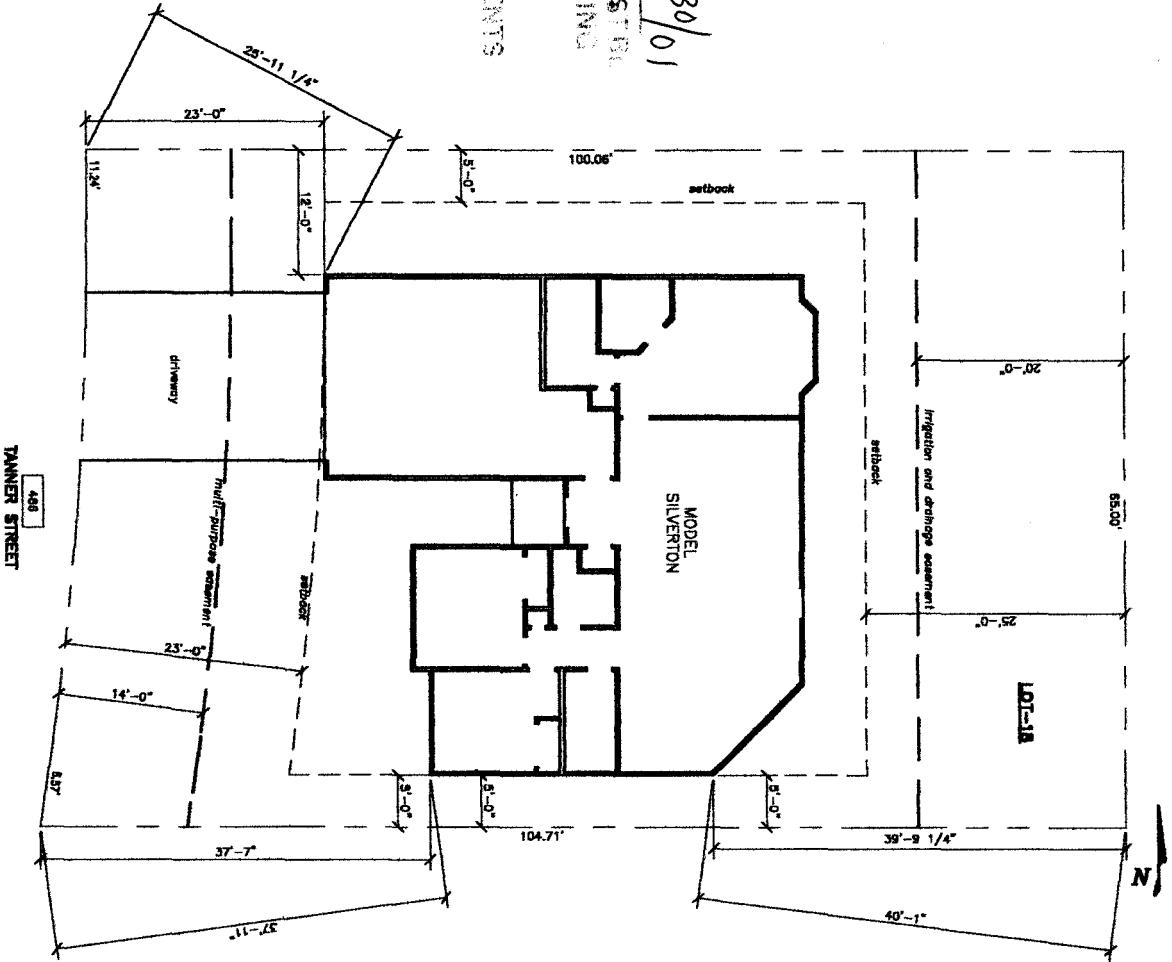
PLOT PLAN for
Lot 18, Block 1
Summit View Ranch

3/30/01	JC
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Revised

Revised 4/30/01

ACCEPTED
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PLOT PLAN
 SCALE: N.T.S.

PL-1 <small>1 of 1</small>	JMK & Associates LLC <small>200 W. 1st St., Suite 100 Grand Junction, CO 81502 (970) 267-9483</small>	Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 267-9483	PLOT PLAN for Lot 18, Block 1 Summit View Ranch		<small>3/30/01 JJC</small> <small>4/09/01 JJC</small>
	<small>DATE: 4/19/01</small> <small>BY: JMK</small>		<small>DATE: 4/19/01</small> <small>BY: JMK</small>	<small>DATE: 4/19/01</small> <small>BY: JMK</small>	