

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 80101



Your Bridge to a Better Community

BLDG ADDRESS 471 Tanner ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1474
 TAX SCHEDULE NO 2943-152-78006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1474
 FILING 2 BLK 2 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 81502 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 1083 81502 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (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 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).

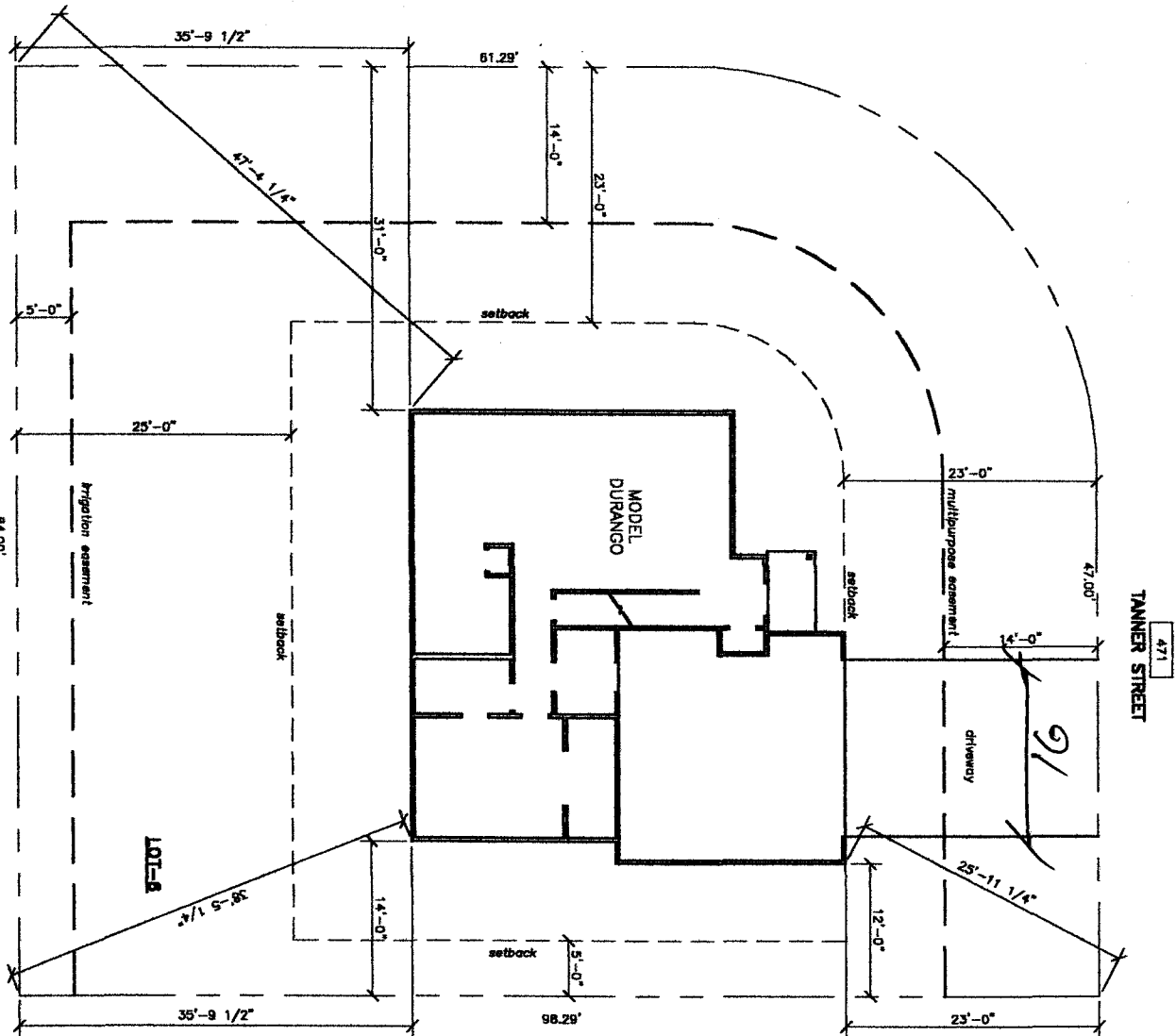
Applicant Signature Maurel R Zeck Date 5-30-01
 Department Approval Clay Gibson Date 6/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ GEN</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>6/6/01</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.



ACCEPTED *C. J. J. J. J.*
 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.

*Drawn by
 DML
 5/31/01*

PL-1 JMK	JMK & Associates, Inc. 1000 Grand Junction, CO 81502 (970) 257-9483	Zeck & Associates LLC P.O. Box 1083 Grand Junction, CO 81502 (970) 257-9483	PLOT PLAN for Lot 6, Block 2 Summit View Ranch	471 TANNER STREET
	DATE: 5/31/01 BY: DML			