

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

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

BLDG PERMIT NO. 79660



Your Bridge to a Better Community

BLDG ADDRESS 472 Tanner St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1377
TAX SCHEDULE NO. 2943-152-073-016 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1377
FILING 2 BLK 1 LOT 15 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 6JCO81502 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 970-257-9483 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
(2) APPLICANT PO Box 1083 6JCO TYPE OF HOME PROPOSED:
(2) ADDRESS Zeck Associates LLC Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
(2) TELEPHONE 970-257-9483

PATD
MAY 13 2001
TB

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 X 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 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).

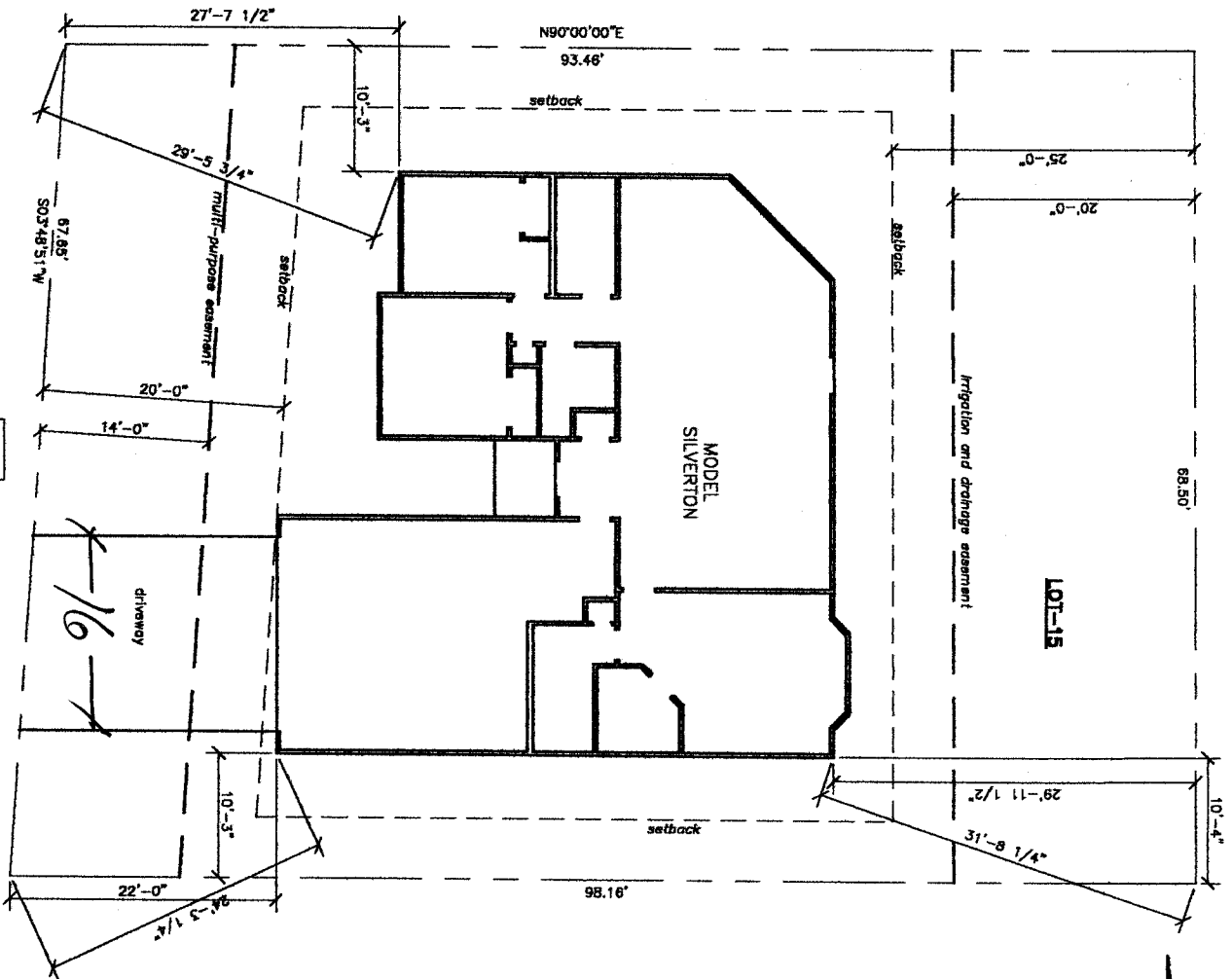
Applicant Signature Mandi Orzell Date 4-30-01
Department Approval RSE / Mike Chavez Date 5/15/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <u>PO at 16450</u>
Utility Accounting	<u>Li Bensley</u>	Date	<u>5/15/01</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)

ACCEPTED *Micki Aragon 5/15/01*
 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.



PLOT PLAN
 SCALE: N.T.S.

TANNER STREET

472

*DRIVE OR
 DRP
 5/1/01*

P-1	JMK	4/24/01
	& Associates LLC	

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

PLOT PLAN for
Lot 15, Block 1
Summit View Ranch

4/24/01	JMK
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