

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

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

BLDG PERMIT NO. 78227



Your Bridge to a Better Community

BLDG ADDRESS 480 Tanner St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1377

TAX SCHEDULE NO. 2943-152-73012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit View Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1377

FILING BLK 1 LOT 11 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 Grand Jct CO 81502 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-267-9483

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

(2) ADDRESS PO Box 1083 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) TELEPHONE 970-267-9483 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 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 Marcel Zeck Date 1-04-09
 Department Approval Alise Adger Date _____

Additional water and/or sewer tap fee(s) are required: YES NO W/O See attached

Utility Accounting Marshall Cole Date 1/12/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

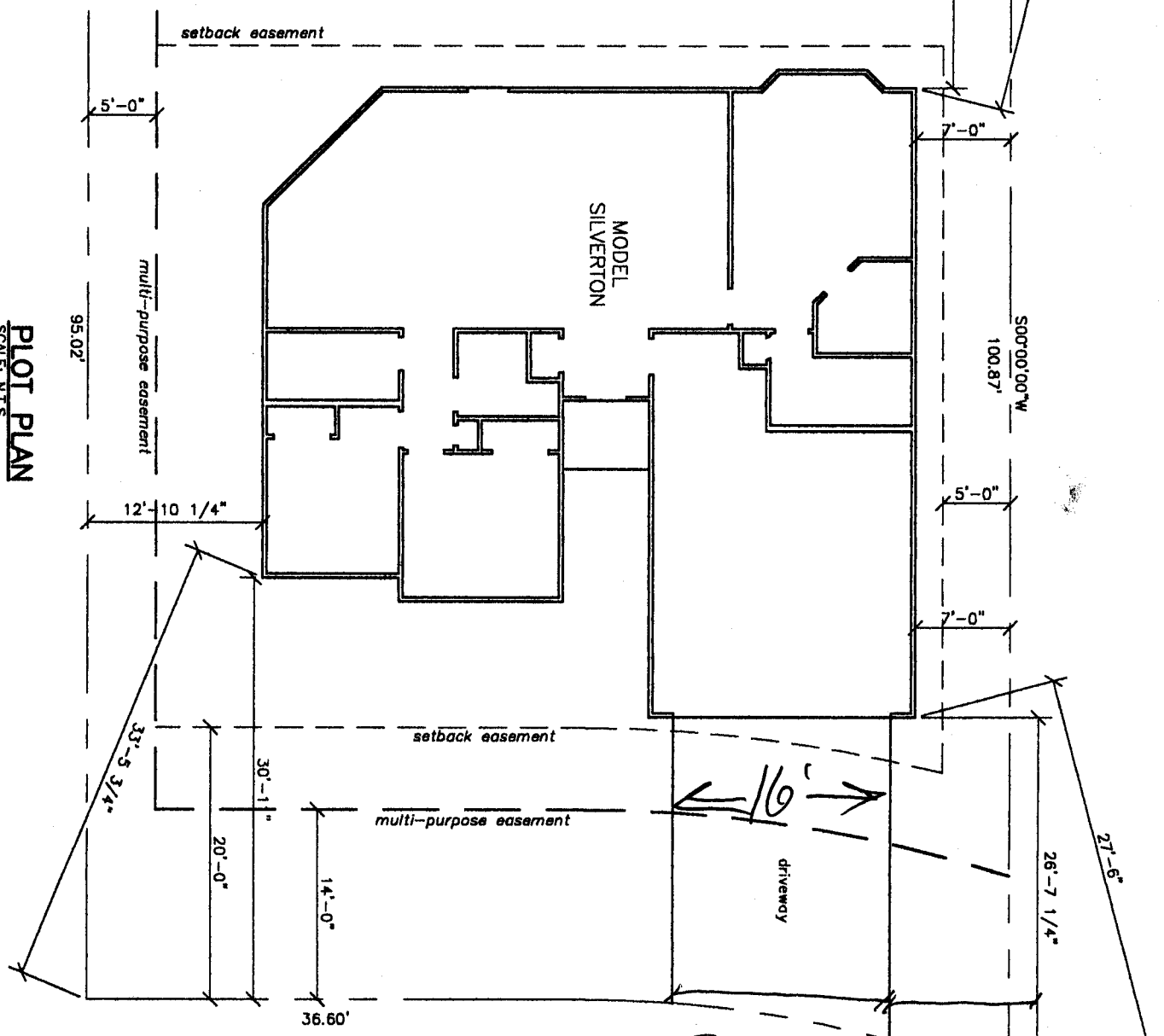
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 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.

Misha Aragon

LOT-11

MODEL
 SILVERTON



PLOT PLAN
 SCALE: N.T.S.

480
 TANNER STREET

DIMENSIONS WIDTH
 & SIDE SETBACK

DRIVE OK AFTER
 DIMENSIONED.
Daniel R. Down
 1/4/2001 DEPT ENGR



PL-1 1/4/2001	JMK & Associates, Inc. 1000 1/2 St. N. 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 11, Block 1 Summit View Ranch
	JMK 1/4/2001	JMK 1/4/2001	JMK 1/4/2001