

FEE \$	10.00
TCP \$	41.67
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 450 Duffy Drive SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1742~~ 1742

TAX SCHEDULE NO. 2943-152-85-002 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1742~~ 1742

FILING 1 BLK 1 LOT 2 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 550 Funita USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 858-0178 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Zeck & Associates, LLC TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PO Box 550 Funita

(2) TELEPHONE 858-0178

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-8 Maximum coverage of lot by structures 70%

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 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

"C"

CENSUS _____ TRAFFIC _____ 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).

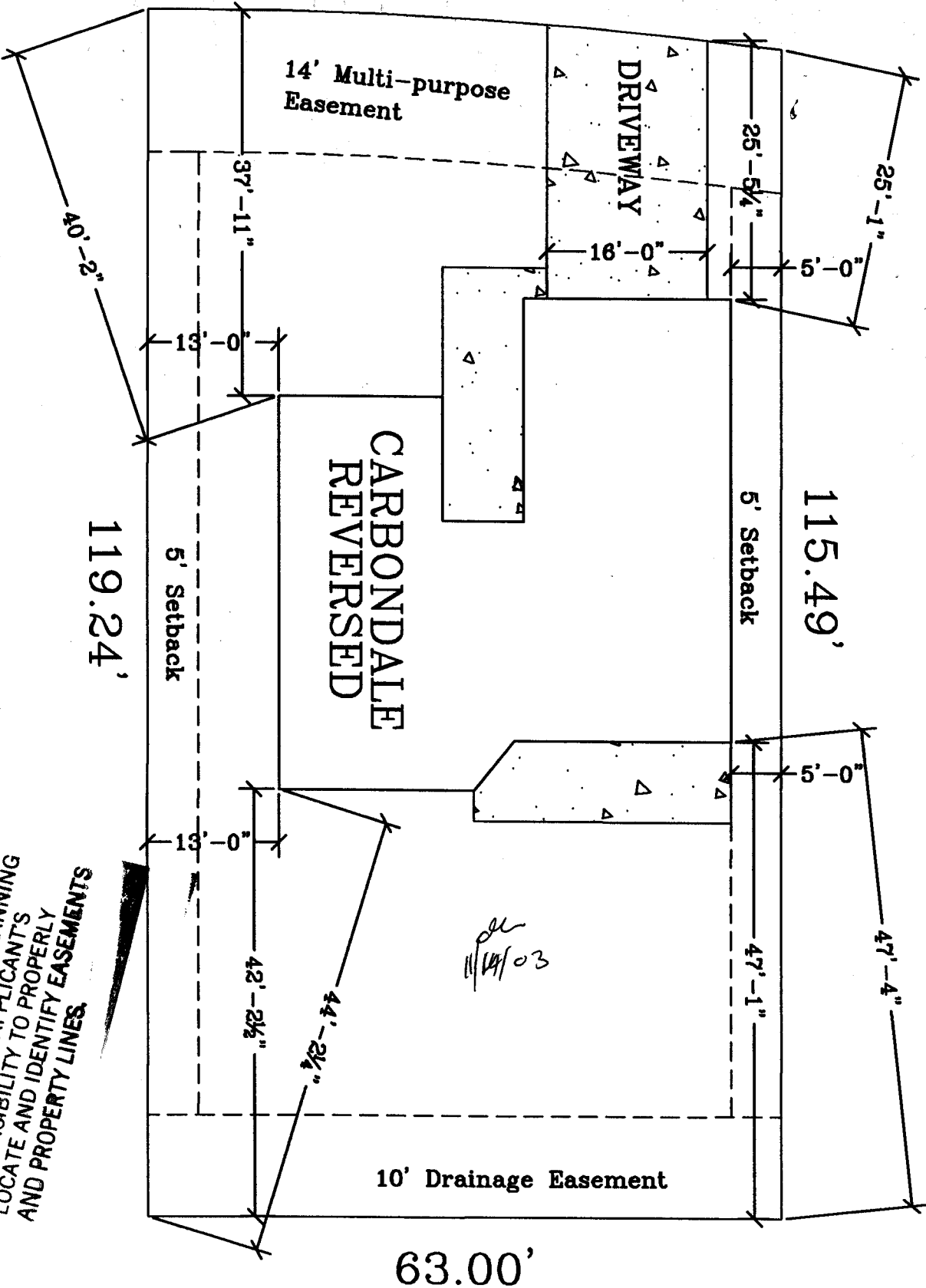
Applicant Signature Melissa Schmalz Date 11/12/03

Department Approval DIC [Signature] Date 11/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO. <u>2310</u>
Utility Accounting <u>Dotter [Signature]</u>	Date <u>11-21-03</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 *C. Y. 11/21/03*
 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.

DATE	10/26/08
BY	STW
SCALE	
PROJECT	



Zeck & Associates, LLC
 P.O. Box 550
 Fruita, CO 81621-0550
 (970) 858-0178

450 Duffy Drive
 Summit View Meadows
 Lot 2 Block 1

REVISIONS	
NO.	
DATE	
DESCRIPTION	