

FEE \$ 10⁰⁰
 TCP \$ 41.67
 SIF \$ 292.00

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

BLDG PERMIT NO. _____



Building Address 452 Duffy Drive
 Parcel No. 2943-152-88-003
 Subdivision Summit View Meadows
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1840
 Sq. Ft. of Lot / Parcel 6934
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2360

OWNER INFORMATION:

Name Zeck & Assoc., LLC
 Address PO Box 550
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Zeck & Assoc., LLC
 Address PO Box 550
 City / State / Zip Fruita, CO 81521
 Telephone (970) 858-0178

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District C Driveway Location Approval an
 (Engineer's Initials)

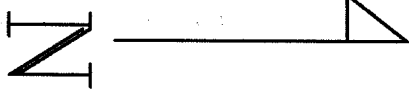
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

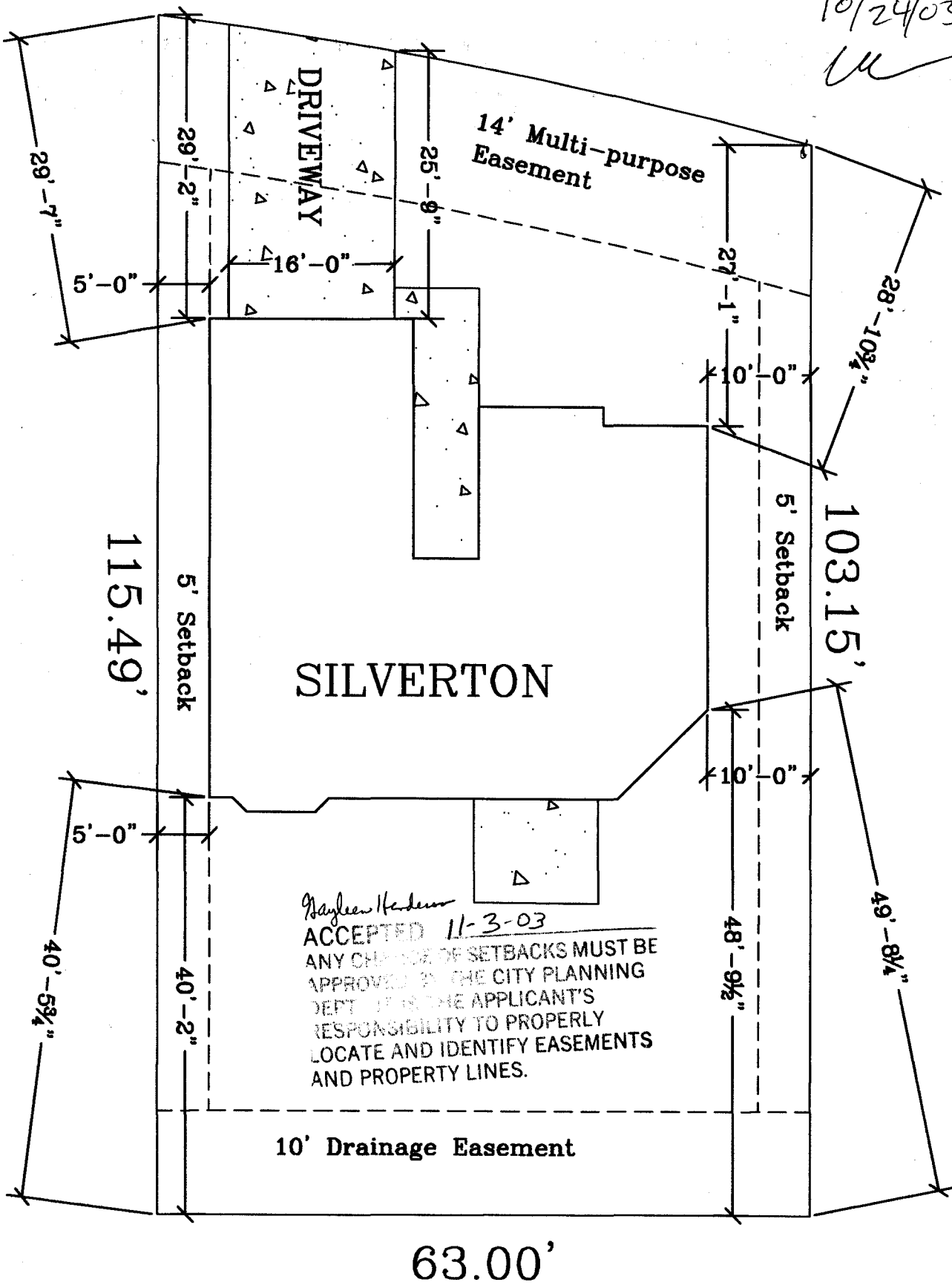
Applicant Signature Melba Schmalz Date 10/24/03
 Department Approval SIC Gaylen Henderson Date 11-3-03

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 2304 CEVSD
 Utility Accounting [Signature] Date 11-3-03

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



10/24/03
ll



Gayle Haden
 ACCEPTED 11-3-03
 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.

10' Drainage Easement

63.00'

DATE	9/23/03
BY	ll
SCALE	1/8" = 1'-0"
PROJECT	452 DUFFY DRIVE
SUBJECT	LOT 3 BLOCK 1

Zeck & Associates, LLC
 P.O. Box 550
 Fruita, CO 81521-0550
 (970) 858-0178

452 Duffy Drive
 Summit View Meadows
 Lot 3 Block 1

REVISIONS	NO.	DATE	DESCRIPTION