

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 453 Duffy Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1517

TAX SCHEDULE NO 2943-152-89-002 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1517

FILING 1 BLK 5 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Zeck & Assoc., LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 550 Fruita 81521 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (970) 858-0178 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

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

(2) ADDRESS PO Box 550 Fruita 81521

(2) TELEPHONE (970) 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 _____ Special Conditions _____

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).

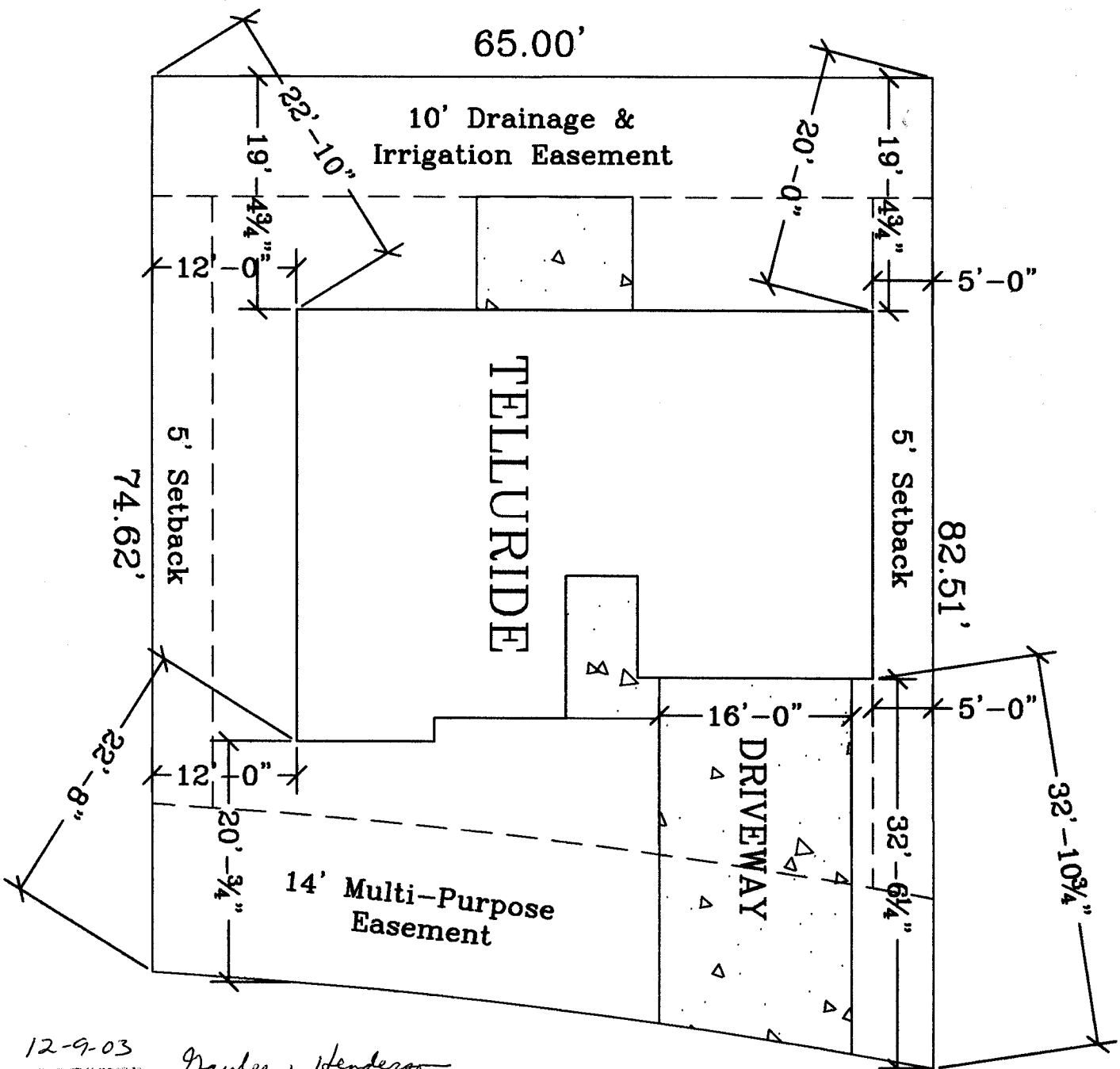
Applicant Signature Mala Schmalz Date 11/21/03

Department Approval J.H. Bayless Henderson Date 12-9-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Dotie Karauer</u>		Date <u>12/9/03</u>

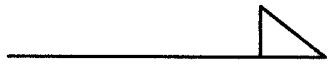
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



12-9-03
 ACCEPTED *Paylean Henderson*

ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.



OK
U
 11/21/03

#	REV	DATE	BY	DESCRIPTION	Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178	453 Duffy Drive Summit View Meadows Lot 2 Block 5	SHEET NO. TOTAL SHEETS