

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

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

BLDG PERMIT NO. 90495



Your Bridge to a Better Community

BLDG ADDRESS 454 Duffy Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1840  
 TAX SCHEDULE NO. 2943-152-00-174 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1840  
 FILING 1 BLK 1 LOT 5 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 P.O. 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 TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 550 Fruita 81521  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 970-858-0178  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-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 \_\_\_\_\_  
 CENSUS C 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 Maha Chmaly Date 7-21-03  
 Department Approval C. Jaye Wilson Date 7/29/03

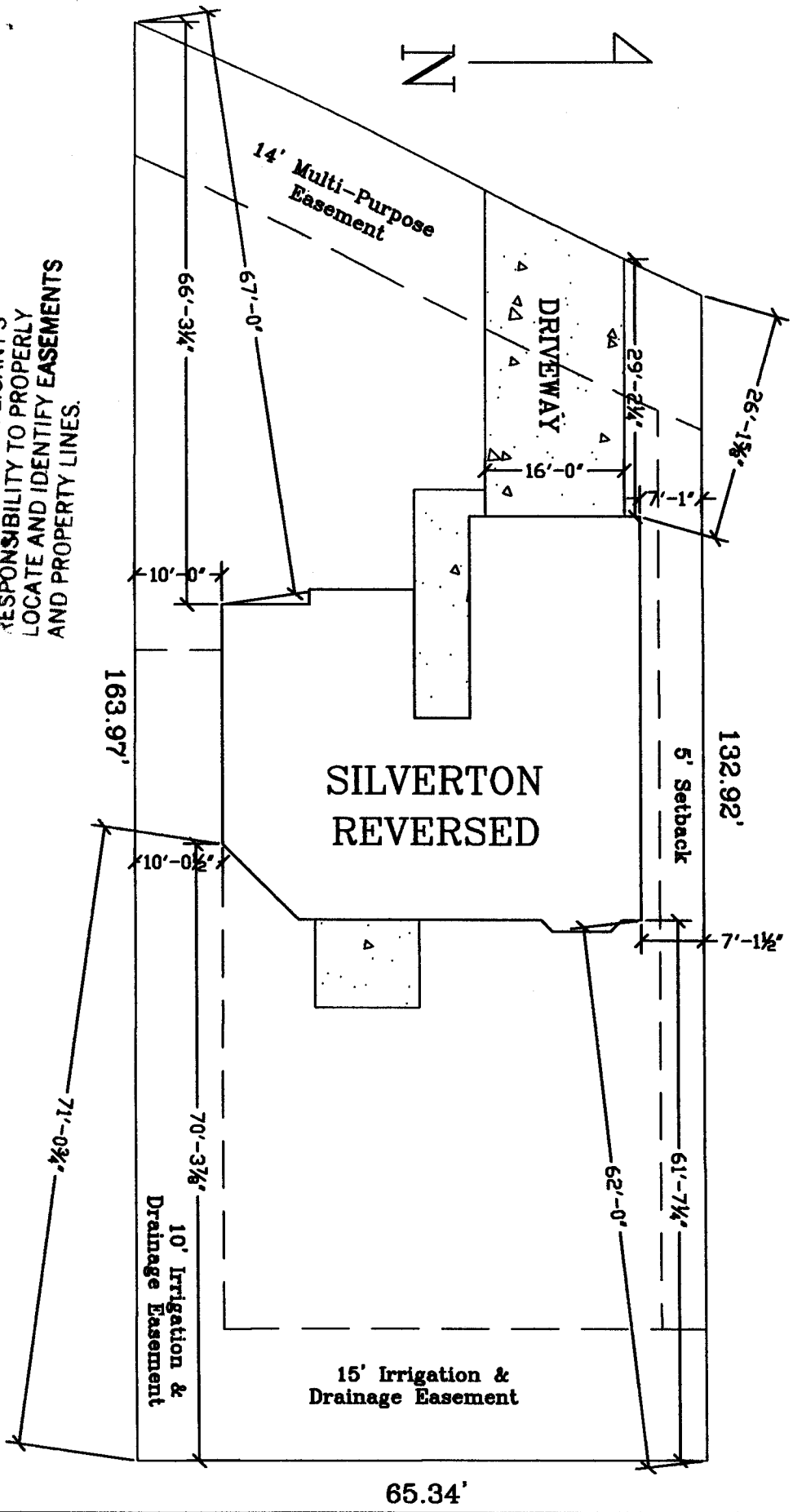
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Cgr Jap 2244</u>
Utility Accounting <u>D. Perover</u>			Date <u>7-28-03</u>

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)

7/29/03  
 C. [Signature]

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.



cc  
 cc  
 7/22/03

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