

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

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

BLDG PERMIT NO. 90159



Your Bridge to a Better Community

BLDG ADDRESS 458 Duffy Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1894
 TAX SCHEDULE NO. 2943-152-00-174 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1894
 FILING 1 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER Zeck & Associates, LLC NO. OF BUILDINGS ON PARCEL
 Before: Ø 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)
 Manufactured Home (HUD)
 (2) TELEPHONE (970) 858-0178 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 _____
 "0" 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 Melba Schmalz Date 6/26/03
 Department Approval NAC Tracy Peterson Date 7/10/03

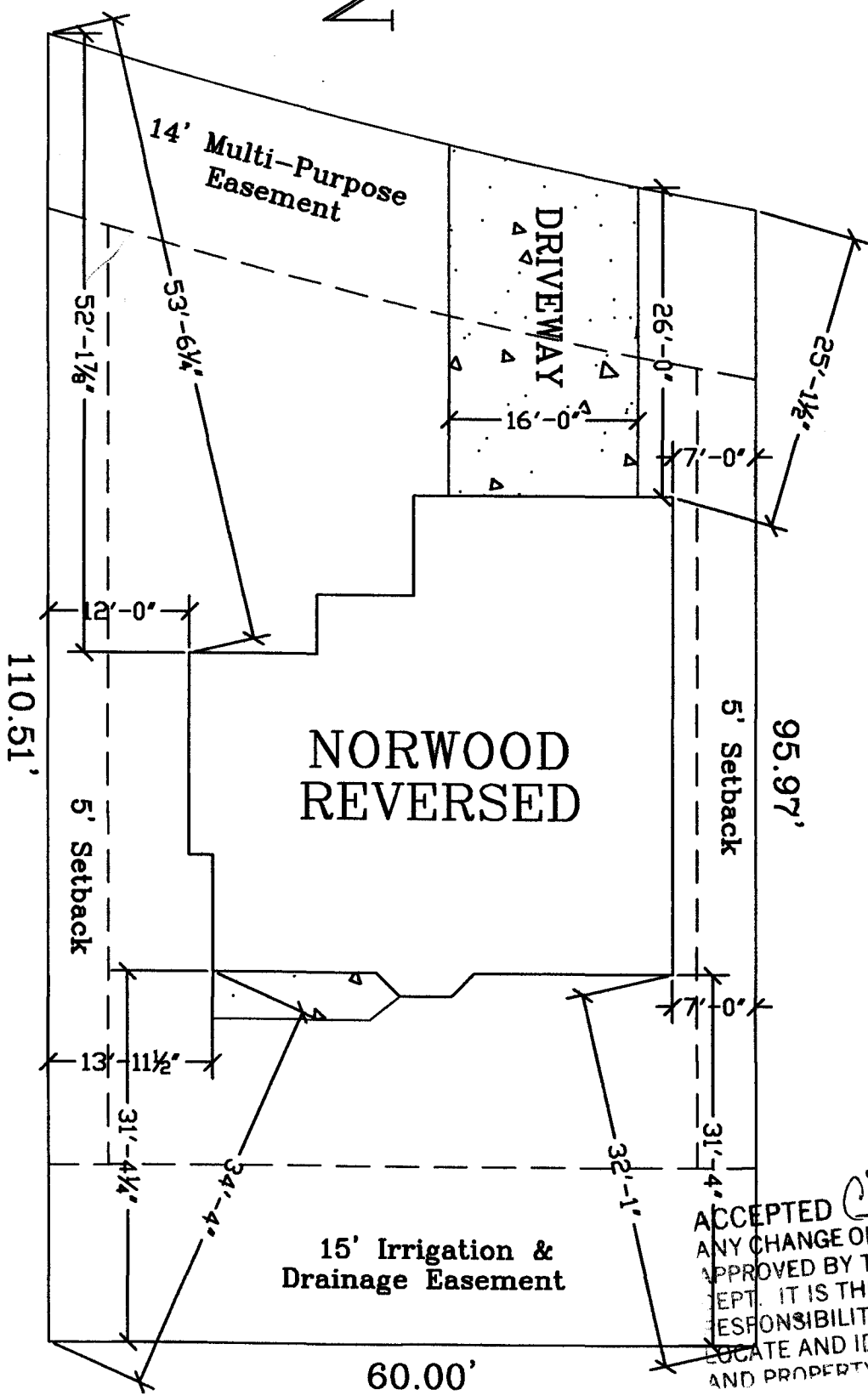
Additional water and/or sewer tap fees are required:	YES	NO	W/G No. <u>PL CGV</u>
Utility Accounting <u>Bob DeWalt</u>	Date _____		

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)



6/26/03
W
R



7/10/03
 ACCEPTED *C. Fayette*
 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	BY	REVISION
6/26/03	W	
	R	



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

458 Duffy Drive
 Summit View Meadows
 Lot 7 Block 1

NO.	DATE	REVISION