

FEE \$	10.00
TCP \$	41.00
SIF \$	292.00

343.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 472 Duffy Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1517
 TAX SCHEDULE NO. 2943-152-86-005 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1517
 FILING 1 BLK 2 LOT 5 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 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:
 (2) ADDRESS PO Box 550 Fruita 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 20/25 from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 10/5 from PL Parking Req't 2
 Maximum Height 35' Special Conditions _____
 CENSUS C TRAFFIC _____ ANNEX# _____

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 Malek Chmaly Date 11-10-03
 Department Approval NA Dayton 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. <u>02321</u>
Utility Accounting	<u>Other</u>		Date <u>12-8-03</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)

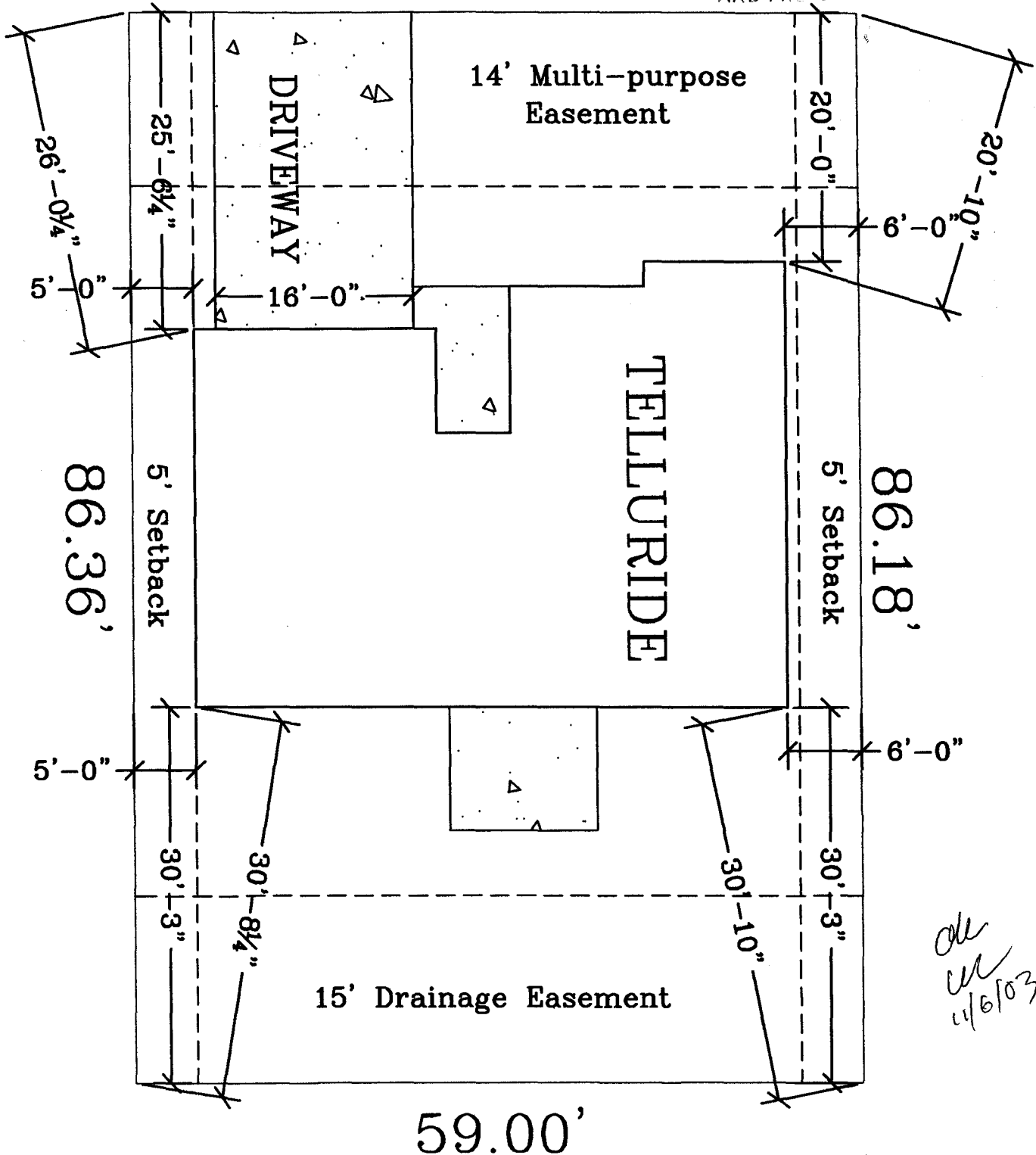


12-9-03

Dayleen Sanders

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE ALL UTILITY EASEMENTS AND PREPARE NOTES.

59.00'



*OK
4/6/03*

59.00'

DATE	10/14/03
BY	JMS
CHECKED	MAS



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

472 Duffy Drive
Summit View Meadows
Lot 5 Block 2

NO.	
DATE	
BY	
CHECKED	