FEE $ 10.00		BLDG PERMIT NO.
TCP $ 41.67	PLANNING CLEARANCE	
SIF $ 292.00	(Single Family Residential and Accessory Structures)	

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

Your Bridge to a Better Community

BLDG ADDRESS **468 Duffy Drive**   SQ. FT. OF PROPOSED BLDGS/ADDITION **1517**

TAX SCHEDULE NO. **2943-152-86-003**   SQ. FT. OF EXISTING BLDGS **N/A**

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

FILING **1** BLK **2** LOT **3**   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 **PO Box 550**

(1) TELEPHONE **(970) 858-0178**   USE OF EXISTING BUILDINGS **None**

(2) APPLICANT **Zeck**   DESCRIPTION OF WORK & INTENDED USE **Single Family Residence**

(2) ADDRESS **PO Box 550**   TYPE OF HOME PROPOSED:
                                                      ✓ Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE **(970) 858-0178**   _____ Manufactured Home (HUD)
                                                      _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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 **60 %**

SETBACKS: Front **20'** from property line (PL)   Permanent Foundation Required: YES **X** NO _____
or _____ from center of ROW, whichever is greater
                                                      Parking Req'mt **2**
Side **5'** from PL, Rear **10'** from PL
                                                      Special Conditions _____
Maximum Height **35'**
                                                      CENSUS **C** TRAFFIC_____ ANNX#_____

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 _____   Date **1-30-04**

Department Approval **NA Bayleen Henderson**   Date **2-5-04**

| Additional water and/or sewer tap fee(s) are required: | YES **✓** | NO | W/O No. **2330** |
| Utility Accounting | | Date **2/5/04** | |

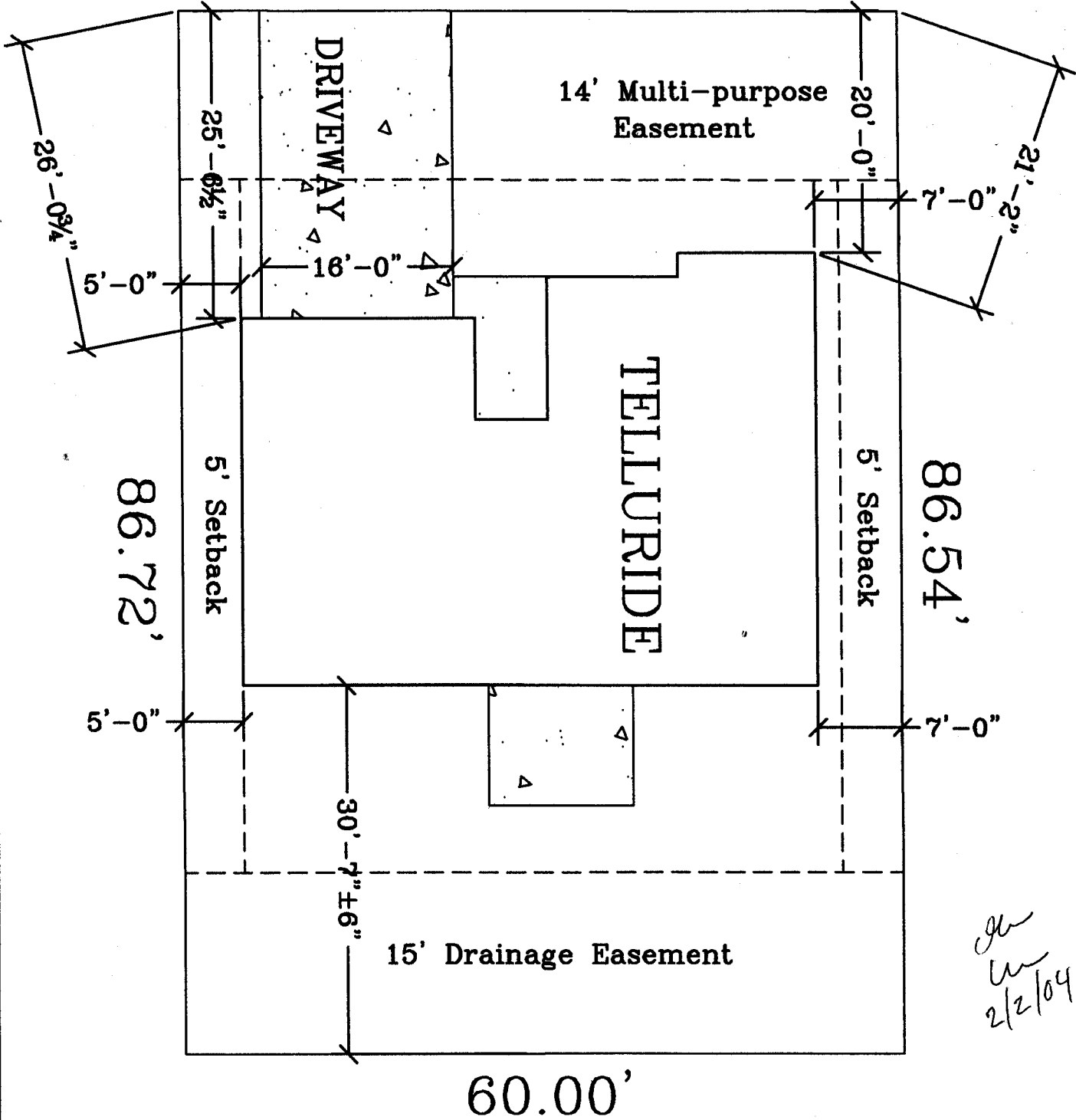VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

N

60.00'

14' Multi-purpose Easement

DRIVEWAY

25'-6½"

26'-0¾"

5'-0"

16'-0"

20'-0"

7'-0"

21'-2"

TELLURIDE

86.72'

86.54'

5' Setback

5' Setback

5'-0"

7'-0"

30'-7"±6"

15' Drainage Easement

60.00'

2/2/04

Zeck & Associates, LLC	468 Duffy Drive
P.O. Box 550	Summit View Meadows
Fruita, CO 81521-0550	Lot 3 Block 2
(970) 858-0178	