

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

②

BLDG ADDRESS 470 Duffy Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1775
 TAX SCHEDULE NO. 2943-152-86-004 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1775
 FILING 1 BLK 2 LOT 4
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Zeck & Associates
 (1) ADDRESS PO Box 550 Fruita
 (1) TELEPHONE 858-0178
 (2) APPLICANT Zeck & Associates
 (2) ADDRESS PO Box 550 Fruita
 (2) TELEPHONE 858-0178
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE Single family Res
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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 X 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 Engineered foundation required
 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 M. Leachman Date 1/20/04
 Department Approval Alisa Hagan Date 1-29-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	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)



60.00'

*60-12-1
Summit View Meadows
1-21-04*

14' Multi-purpose Easement

16'-0" DRIVEWAY

25'-0"

25'-6"

5'-0"

30'-4"

32'-0"

10'-0"

86.54'

5' Setback

5' Setback

86.36'

CORTEZ REVERSED

ACCEPTED BY THE CITY PLANNING DEPARTMENT IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Summit View Meadows 1-21-04

15' Drainage Easement

17'-8"

16'-10 1/2"

15'-4 1/2"

5'-0"

10'-0"

16'-10 1/2"

19'-7 1/2"

60.00'

DATE	BY	SCALE	SHEET	TOTAL SHEETS	Zeck & Associates, LLC	470 Duffy Drive Summit View Meadows Lot 4 Block 2
					P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178	