

FEE \$	10.00
TCP \$	1,000
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 3130 Summit Meadows Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1775
 TAX SCHEDULE NO. 2943-15292-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1775
 FILING 1 BLK 3 LOT 1 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 1950 Hwy 6350 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 858-0178 DESCRIPTION OF WORK & INTENDED USE Single Fam. Res.
 (2) APPLICANT Zeck & Assoc., LLC TYPE OF HOME PROPOSED:
 (2) ADDRESS 1950 Hwy 6350 Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 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-5 Maximum coverage of lot by structures 60%
 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 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Engineered foundation required
 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 Melinda Johnson Date _____
 Department Approval NA C. Foy Hall Date 10/4/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O NO. <u>911 # 2463</u>
Utility Accounting <u>0 Vonover</u>	Date	<u>10-4-04</u>	

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

