

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 3131 W. Canyon SQ. FT. OF PROPOSED BLDGS/ADDITION 1775
 TAX SCHEDULE NO. 2943-152-93-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1775
 FILING 1 BLK 4 LOT 6 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 10 #50 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 858-0178 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 (2) APPLICANT Zeck & Associates, LLC TYPE OF HOME PROPOSED:
 (2) ADDRESS 1950 Hwy 10 #50 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 1 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 M. Johnson Date 9/17/04
 Department Approval M. C. Hay Mall Date 10/14/04

Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No. <u>#2462</u>
Utility Accounting	<u>20/ cover</u>	Date	<u>10-9-04</u>

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

