

FEE \$	10.00
TCP \$	<del>500.00</del>
SIF \$	292.00

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

BLDG PERMIT NO. 90833



Your Bridge to a Better Community

BLDG ADDRESS 3142 Cross Canyon Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 1469  
TAX SCHEDULE NO. 2943-152-00-174 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1469  
FILING 1 BLK 4 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 P.O. Box 550 Fruita 81521 USE OF EXISTING BUILDINGS N/A  
858-0178  
(1) TELEPHONE 970-~~858-0178~~ DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
(2) APPLICANT Zeck & Associates LLC TYPE OF HOME PROPOSED:  
(2) ADDRESS PO Box 550 Fruita 81521  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 970-858-0178  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 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 10' from PL Parking Req'mt 2  
Maximum Height 35' Special Conditions \_\_\_\_\_  
CENSUS \_\_\_\_\_ TRAFFIC N/A 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. J. Small Date 8-12-03  
Department Approval F. Bernice Edwards Date 8/22/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No.
Utility Accounting	Date <u>8/22/03</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)

