

FEE \$	10.00
TCP \$	41.67
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 91023



Your Bridge to a Better Community

BLDG ADDRESS 3143 Cross Canyon Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 1469
TAX SCHEDULE NO. 2943-152-89-011 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1469
FILING 1 BLK #5 LOT 11 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
(1) TELEPHONE (970) 858-0178 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
(2) APPLICANT Zeck & Associates LLC TYPE OF HOME PROPOSED:
(2) ADDRESS P.O. Box 550 Fruita 81521 Site Built Manufactured Home (UBC)
(2) TELEPHONE (970) 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 BMF-8 Maximum coverage of lot by structures 70%
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 _____ Special Conditions _____
"C" CENSUS _____ 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 Maria Schmalz Date 8-22-03
Department Approval F.B. C. Fagerhusen Date 8/29/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting	<u>Alue</u>		Date <u>8/29/03</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)

