

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

BLDG ADDRESS 466 Duffy Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1435
TAX SCHEDULE NO 2043-152-86-000 SQ. FT. OF EXISTING BLDGS Ø
SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1635
FILING 1 BLK 2 LOT 2 NO. OF DWELLING UNITS:
Before: Ø After: 1 this Construction
(1) OWNER Zeck & Assoc., LLC NO. OF BUILDINGS ON PARCEL
Before: Ø After: 1 this Construction
(1) ADDRESS PO 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 & Assoc., 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 70%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 25' from PL, Rear 10' from PL Parking Req'mt 2
Special Conditions _____
Maximum Height 35' _____
Voting Dist C _____
CENSUS _____ 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 Malcolm Schmitt Date 10/24/03
Department Approval see listu [signature] Date 11/6/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2306</u>
Utility Accounting	<u>[signature]</u>		Date <u>11/6/03</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)

