

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

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

BLDG PERMIT NO. 91022



Your Bridge to a Better Community

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BLDG ADDRESS 3143 Ute Canyon Lane  
 TAX SCHEDULE NO. 2943-152-88-00A  
 SUBDIVISION Summit View Meadows  
 FILING 1 BLK 4 LOT 4  
 (1) OWNER Zeck & Associates LLC  
 (1) ADDRESS PO Box 550 Fruita 81521  
 (1) TELEPHONE 970-858-0178  
 (2) APPLICANT Zeck & Associates, LLC  
 (2) ADDRESS PO Box 550 Fruita 81521  
 (2) TELEPHONE 970-858-0178

SQ. FT. OF PROPOSED BLDGS/ADDITION 1469  
 SQ. FT. OF EXISTING BLDGS 0  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1469  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 USE OF EXISTING BUILDINGS ~~Single Family Residence~~ N/A  
 DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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-8  
 SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL  
 Maximum Height 12'

Maximum coverage of lot by structures 70%  
 Permanent Foundation Required: YES  NO   
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 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. Y/Isu Aragon Date 9/2/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>PL GBV</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/8/03</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)

