

FEE \$	10.00
TCP \$	None
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 3128 We Canyon Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 1702

TAX SCHEDULE NO. 2943-152-94-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1702

FILING 1 BLK 5 LOT 18 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 USE OF EXISTING BUILDINGS ~~Single Family Residence~~ N/A

(1) TELEPHONE 970-858-0178 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Zeck + Associates TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 550

(2) TELEPHONE 970-858-0178

**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 Req.

CENSUS C 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 [Signature] Date 4/21/04

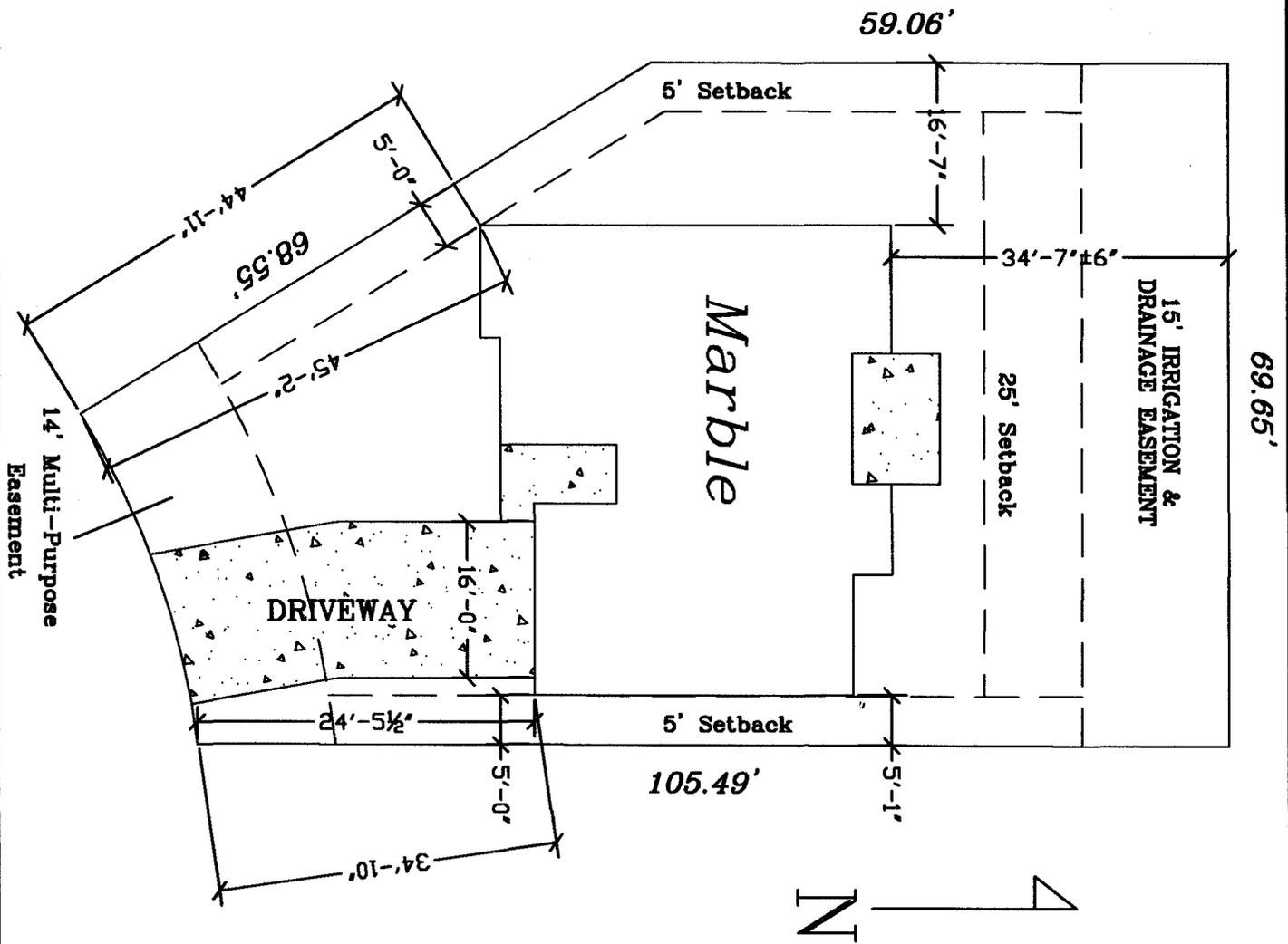
Department Approval NAC Faye Harkle Date 4/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>paid @ Gov'</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>[Signature]</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)

4/2/04  
 ~~~~~  
 ~~~~~



ACCEPTED  
 4/2/04  
 Clara Hall

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

<table border="1"> <tr> <td>DATE</td> <td>2/18/04</td> </tr> <tr> <td>BY</td> <td>MS</td> </tr> <tr> <td>SCALE</td> <td>MAS</td> </tr> </table>	DATE	2/18/04	BY	MS	SCALE	MAS	Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178	3128 Ute Canyon Ln Summit Meadows West Lot 18 Block 5	<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>								
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