

FEE \$ <u>10.00</u>
TCP \$ <u>1,000.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____

Building Address 3130 Cross Canyon Ln No. of Existing Bldgs 0 No. Proposed 1
Parcel No. 2943-152-93-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1775
Subdivision Summit Meadows West Sq. Ft. of Lot / Parcel 7405
Filing 1 Block 4 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2175

OWNER INFORMATION:

Name Zeck & Associates, LLC
Address P.O. Box 550
City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Zeck & Associates, LLC
Address P.O. Box 550
City / State / Zip Fruita, CO 81521
Telephone (970)858-0178

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"C"</u> Driveway Location Approval <u>MA</u> <u>Engineered Foundation Req'd</u> (Engineer's Initials)	

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).

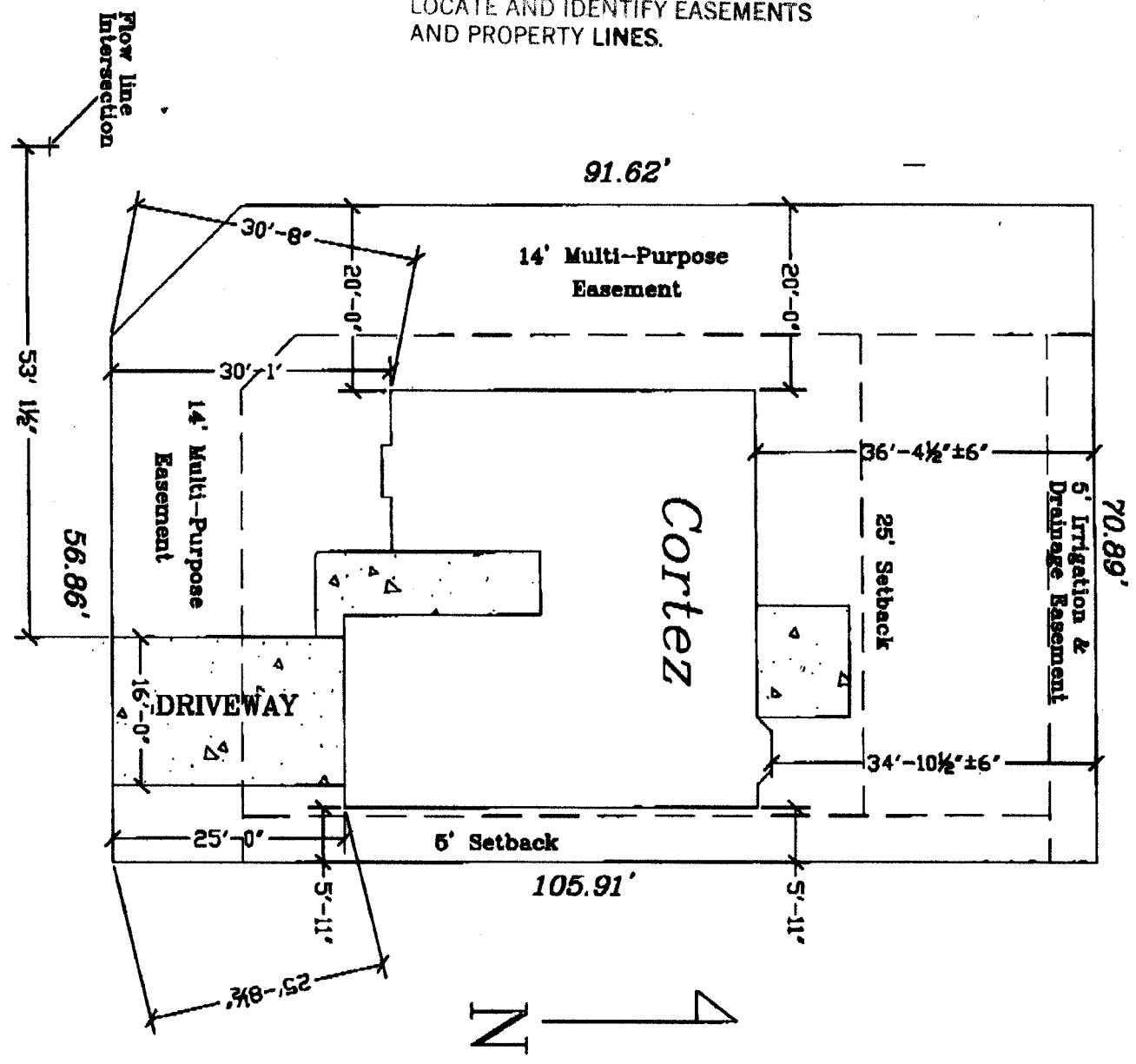
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jeri Arnold Date 7/7/04
Department Approval Patricia Mason Date 8/10/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>DLGGVSD</u>
Utility Accounting <u>DLG</u> Date <u>8/10/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Misti Acagon 8/10/04*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



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8/5/04

Zeck & Associates, LLC P.O. Box 660 Fruita, CO 81521-0660 (970) 858-0178		3130 Cross Canyon Ln Summit Meadows West Lot 1 Block 4	
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