

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | 0      |
| 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 3130 Ute Canyon Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 1765  
 TAX SCHEDULE NO. 2943-152-94-019 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1765  
 FILING 1 BLK 5 LOT 19  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Zeck & Associates  
 (1) ADDRESS P.O. Box 550  
 (1) TELEPHONE 970-858-0178  
 (2) APPLICANT Zeck & Associates  
 (2) ADDRESS P.O. Box 550  
 (2) TELEPHONE 970-858-0178  
 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-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 Eng Foundation Req'd  
 "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).

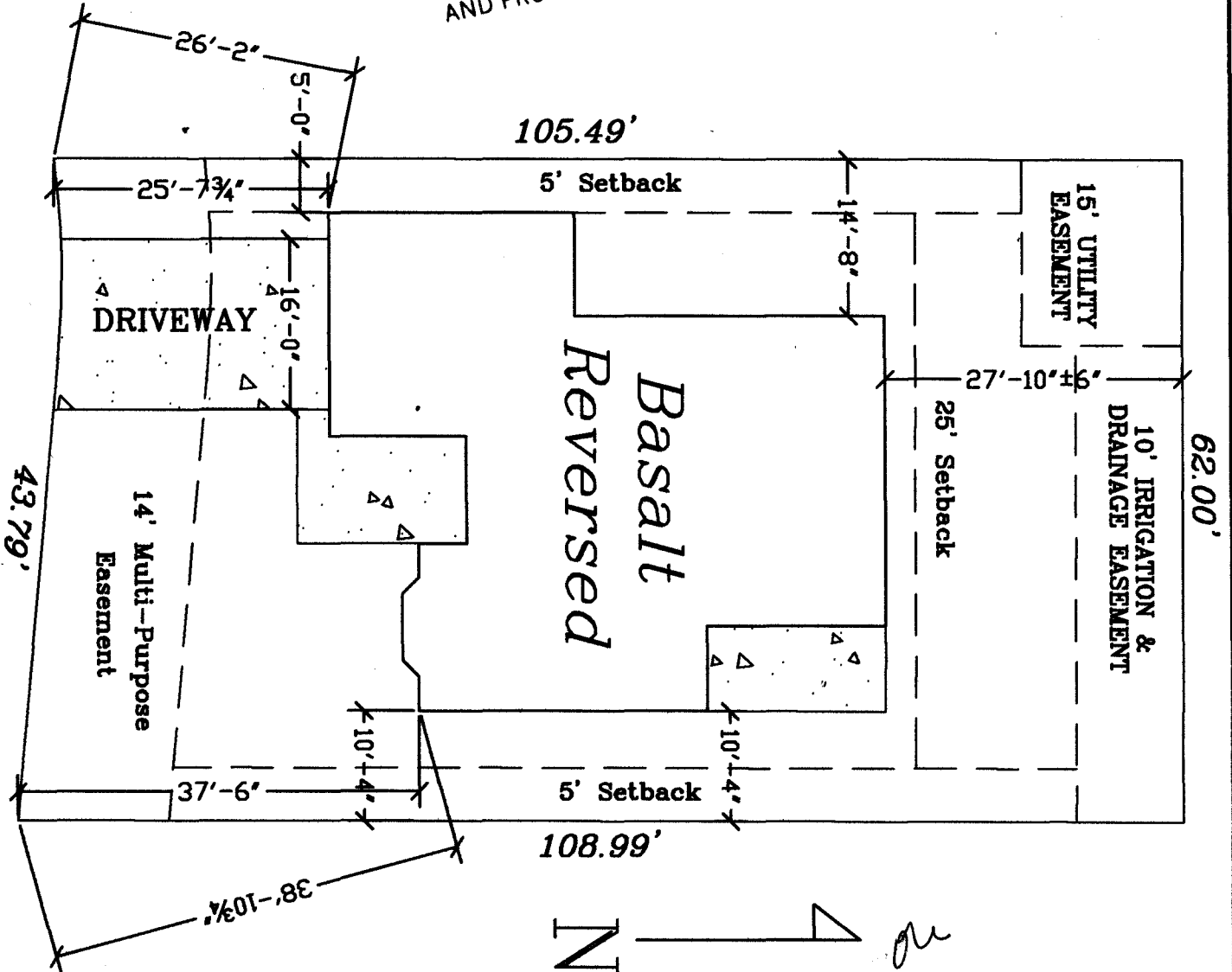
Applicant Signature [Signature] Date 5/25/04  
 Department Approval [Signature] Date 7/1/04

|  |   |                             |                           |
|--|---|-----------------------------|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>paid @ CGV</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      | Date                        | <u>7/1/04</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)

ACCEPTED *Alski Magon 7/1/04*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



*on  
in  
6/28/02*

|  |   |   |  |
|--|---|---|--|
|  | Zeck & Associates, LLC<br>P.O. Box 550<br>Fruita, CO 81521-0550<br>(970) 858-0178 | 3130 Ute Canyon Lane<br>Summit Meadows West<br>Lot 19 Block 5 |  |
|--|---|---|--|