

FEE \$	10.00
TCP \$	1500.00
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2936 Trinity Peaks Way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-053-78-005 Sq. Ft. of Existing Bldgs 1973 Sq. Ft. Proposed 0  
 Subdivision Summit View Estates Sq. Ft. of Lot / Parcel 8723  
 Filing 1 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1473~~ 2373  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Zeck Homes, Inc.  
 Address 1950 Highway 6 and 50  
 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 Homes, Inc.  
 Address 1950 Highway 6 and 50  
 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): \_\_\_\_\_

**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 DEVELOPEMENT DEPARTMENT STAFF	
ZONE <u>RmF-8</u>	Maximum coverage of lot by structures <u>70%</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>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"D"</u> Driveway Location Approval <u>RAD</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 Jeni Arnold Date 3/1/05  
 Department Approval BH Gayleen Henderson Date 3-28-05

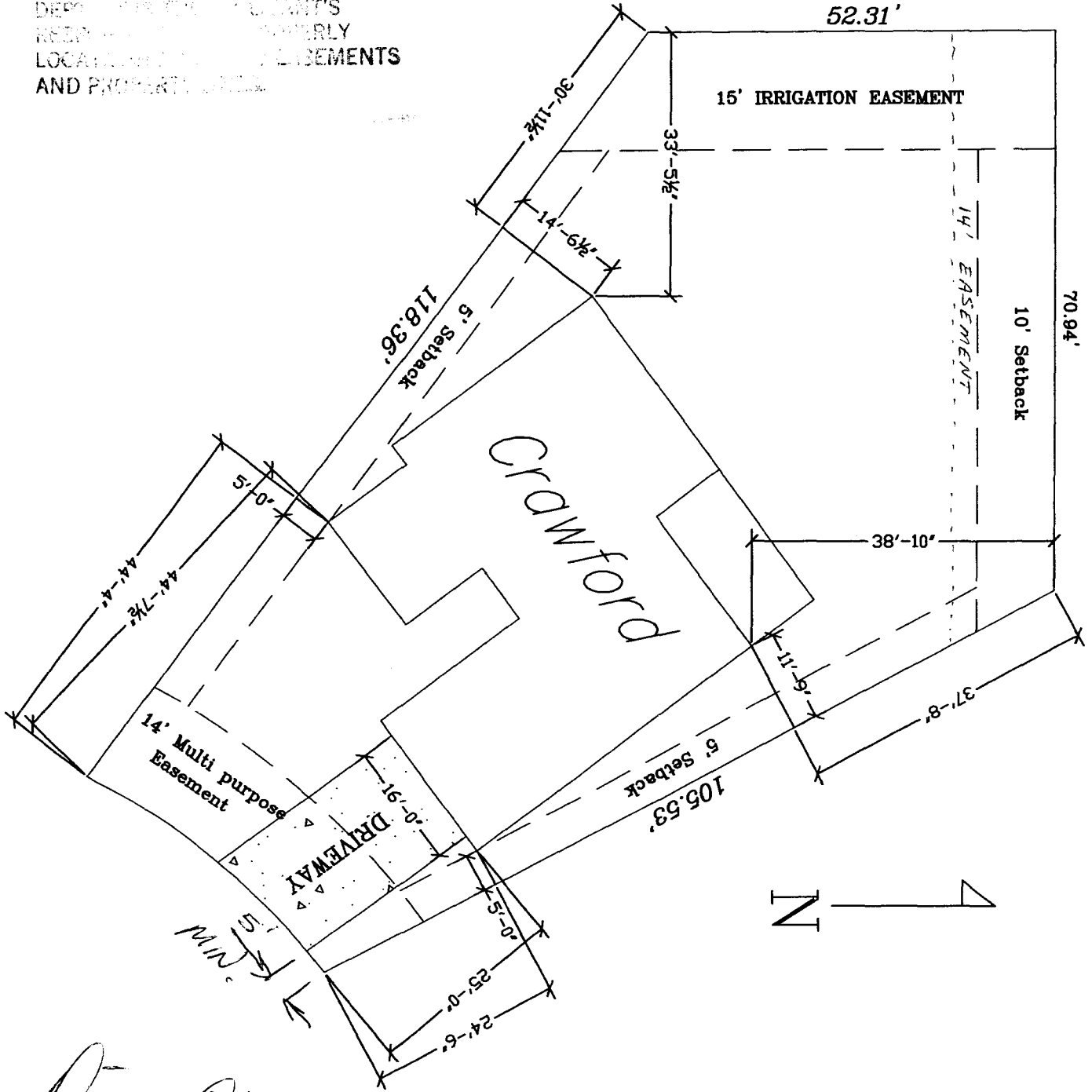
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PL CCVSD</u>
Utility Accounting <u>D Overholt</u>	Date <u>3/28/05</u>

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)

3-28-05 Dayleen Henderson

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE OWNER'S RESPONSIBILITY IS TO VERIFY LOCAL ORDINANCES, EASEMENTS AND PROPERTY RECORDS.



Done OK  
Paul Davis 3-21-05

4-1-05 *Gayleen Henderson*

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

