

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

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

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

Building Address 2942 Trinity Peaks Wy  
 Parcel No. 2943-053-78-008  
 Subdivision Summit View Estates  
 Filing 1 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1775  
 Sq. Ft. of Lot / Parcel 12376  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2175  
 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): \_\_\_\_\_

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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval [Signature]  
 (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 2/16/05  
 Department Approval [Signature] Date 7/19/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/19/05</u>		

7/19/05  
 ACCEPTED *Clay Hall*  
 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.

