

FEE \$ 10<sup>00</sup>  
 TCP \$ 1500<sup>00</sup>  
 SIF \$ ~~270~~ (credit)

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 2944 Trinity Peaks Way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-053-00-033 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed ~~2470~~ 2470  
 Subdivision Summit View Estates Sq. Ft. of Lot / Parcel 6280  
 Filing 1 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~2172~~ 2157

**OWNER INFORMATION:**

Name Zeck Homes, Inc.  
 Address 1950 Hwy 6 + 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 Hwy 6 + 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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>7070</u>	SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL	Rear <u>10'</u> from PL	Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>D</u>		Special Conditions _____	
Driveway Location Approval <u>TRAD</u> <small>(Engineer's Initials)</small>			

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 Joni Arnold Date 1/17/05  
 Department Approval Bayleen Henderson Date 2-16-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL CGVSD</u>
Utility Accounting <u>D. Dehrod</u>	Date <u>2/16/05</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)

