FEE $ *10.00*	**PLANNING CLEARANCE**	BLDG PERMIT NO.
TCP $ *1500.00*	(Single Family Residential and Accessory Structures)	
SIF $ *None*	**Community Development Department**	

Building Address _29 46 Trinity Peaks Way_ No. of Existing Bldgs _Ø_ No. Proposed _1_

Parcel No. _2943-053-78-010_ Sq. Ft. of Existing Bldgs _NA_ Sq. Ft. Proposed _1834_

Subdivision ~~Lot 10 Block 1~~ _S.V. Estates_ Sq. Ft. of Lot / Parcel _10282_

Filing _1_ Block _1_ Lot _10_ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _2534_

OWNER INFORMATION:

Name _Zeck Homes_

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): _____

*TYPE OF HOME PROPOSED:

APPLICANT INFORMATION:

Name _Zeck Homes_

Address _____

City / State / Zip _____

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

NOTES: _____

Telephone _858-0178_

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_

SETBACKS: Front _20'_ from property line (PL)

Side _5'_ from PL   Rear _10'_ from PL

Maximum Height of Structure(s) _35'_

Voting District _D_   Driveway Location Approval _MM_ (Engineer's Initials)

Maximum coverage of lot by structures _70 %_

Permanent Foundation Required: YES _X_ NO ____

Parking Requirement _2_

Special Conditions _____

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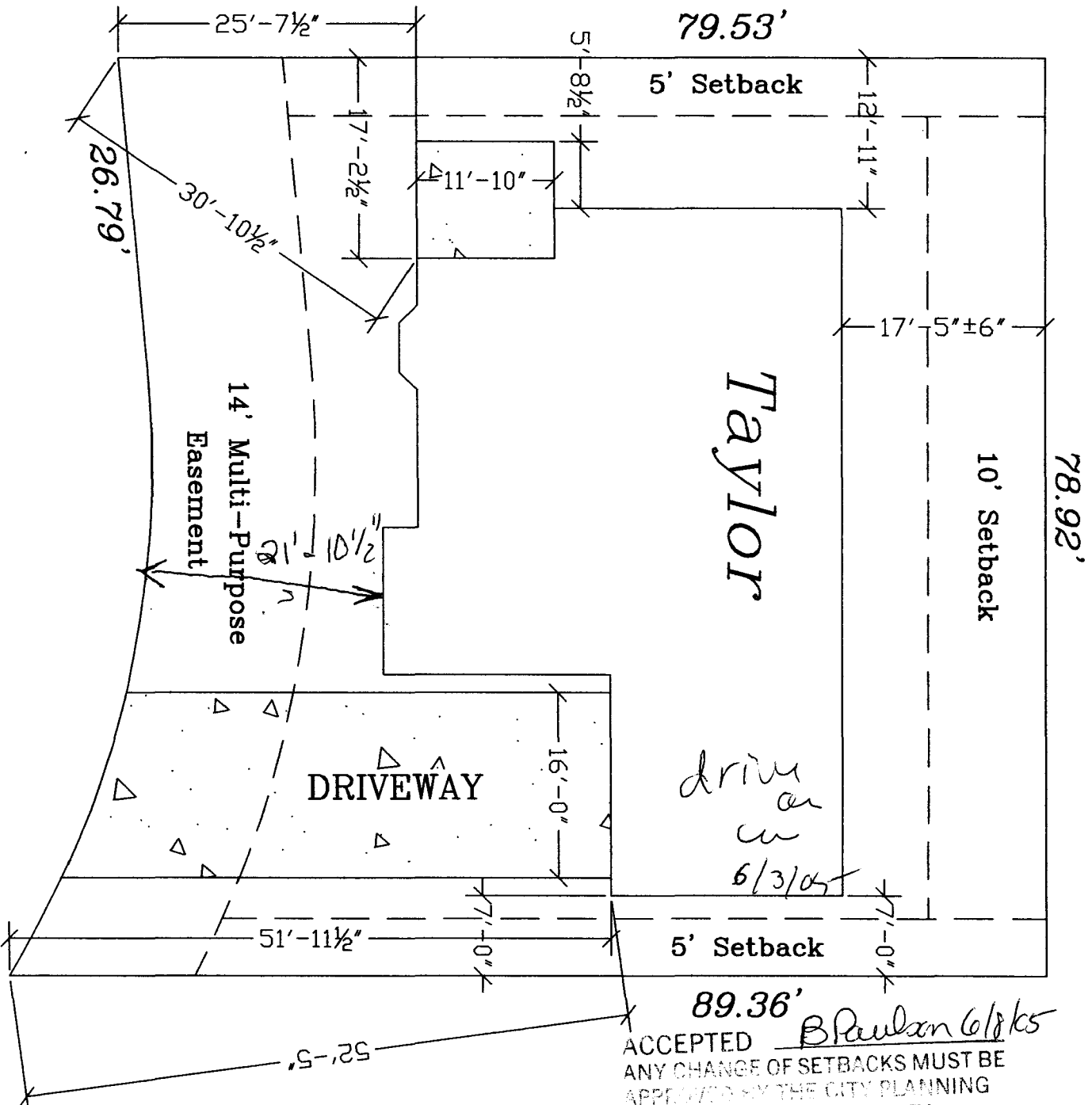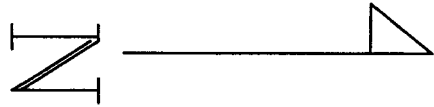
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature _Mdeschner_   Date _6/1/05_

Department Approval _B Paulsen_   Date _6/8/05_

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. _CGV_	
Utility Accounting _C_			Date _6/8/05_	

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)*

Shw all easements on the lot

N

25'-7½' 79.53'

5' Setback

5' 8½"

17'-2½"

11'-10"

12'-11"

26.79'

30'-10½"

14' Multi-Purpose Easement

17'-5"±6"

21'-10½"

Taylor

10' Setback

78.92'

16'-0"

DRIVEWAY

driw on w 6/3/05

51'-11½"

7'-0"

5' Setback

7'-0"

89.36'

52'-5"

ACCEPTED _B Paulsn 6/8/05_

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.

Zeck Homes, Inc 1950 Hwy 6 & 50 Fruita, CO 81521 (970) 858-0178	2946 Trinity Peaks Way Summit View Estates Lot 10 Block 1