

FEE \$ <u>10.00</u>
TCP \$ <u>1,500.00</u>
SIF \$ <u>292.00</u>

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

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

Building Address Credit 2948 Trinity Peaks  
Parcel No. 2943-053-00-033  
Subdivision Summit View Estates  
Filing 1 Block 1 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1765  
Sq. Ft. of Lot / Parcel 6038  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) ~~1765~~ 2165

**OWNER INFORMATION:**

Name Zeck Homes, Inc.  
Address 1950 Hwy 6450  
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 6450  
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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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>CC</u> (Engineer's Initials)	DATE <b>FEB 9 2005</b>

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).

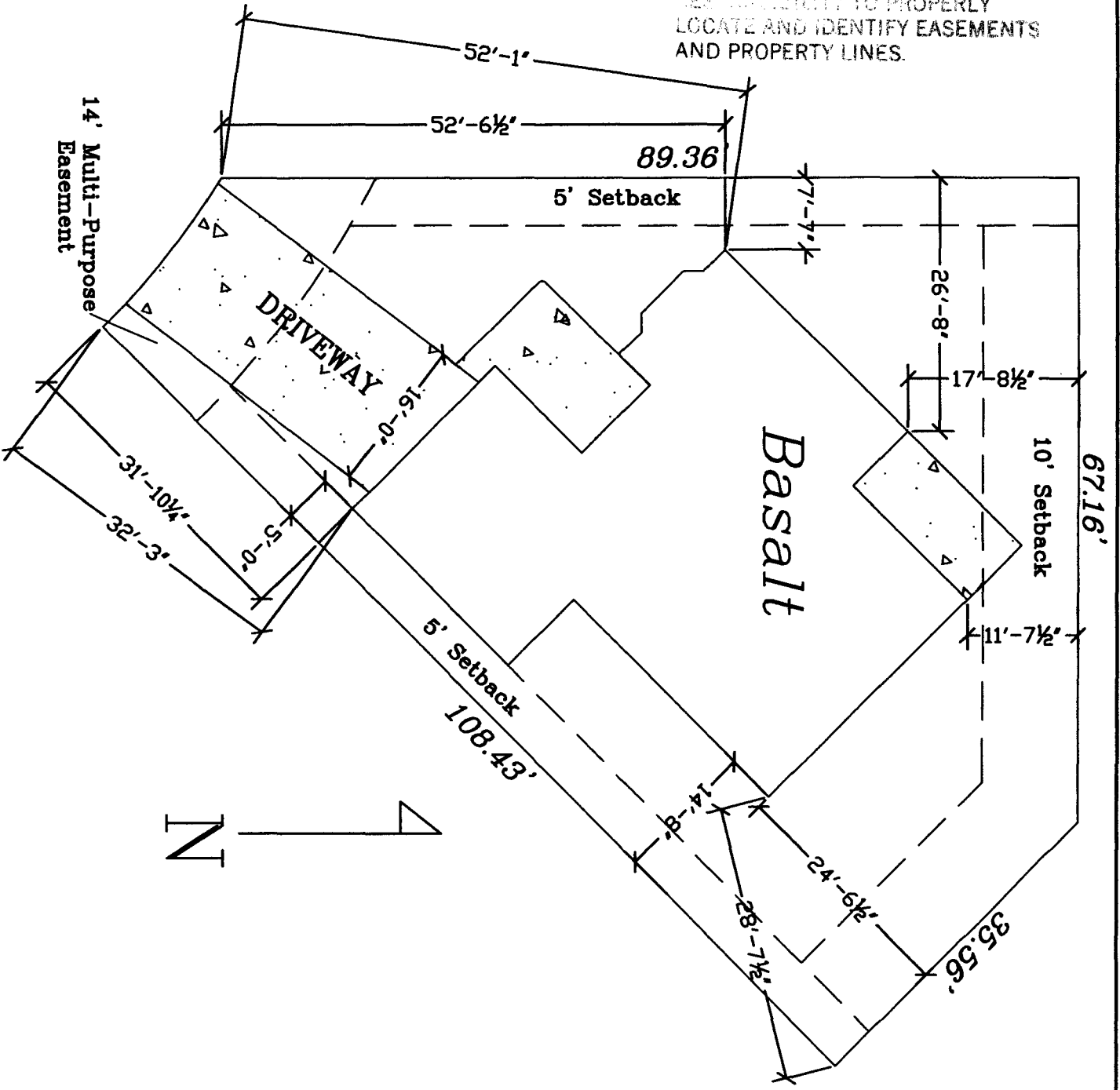
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jeni Arnold Date 11/9/04  
Department Approval NA Yishi Wagon Date 2-9-05

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>17900</u>
Utility Accounting <u>Li Bensusley</u>	Date <u>2/9/05</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)

ACCEPTED *Alisa Magan 2/19/05*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



*drawn  
 in  
 2/23/05*

DATE	10/06/04
BY	MAS
CHECKED	MAS
APPROVED	

Zeck Homes, Inc.  
 1950 Hwy 6 & 50  
 Fruita, CO 81521  
 (970) 858-0178

2948 Trinity Peaks Way  
 Summit View Estates  
 Lot 11 Block 1

REVISIONS	
NO.	DATE