

FEE \$ 10.⁰⁰/₁
 TCP \$ 1539.⁰⁰/₁
 SIF \$ 460.⁰⁰/₁

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

BLDG PERMIT NO. _____

Building Address 3136 Ute Canyon Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-00-026 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2531
 Subdivision Summit ^{VIEW} Meadows Filing 2 Sq. Ft. of Lot / Parcel 6029
 Filing 2 Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~6029~~ 2205
 Height of Proposed Structure 25'

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): _____

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>Pmt-8</u>	Maximum coverage of lot by structures <u>70%</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	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>LM</u> (Engineer's Initials)		

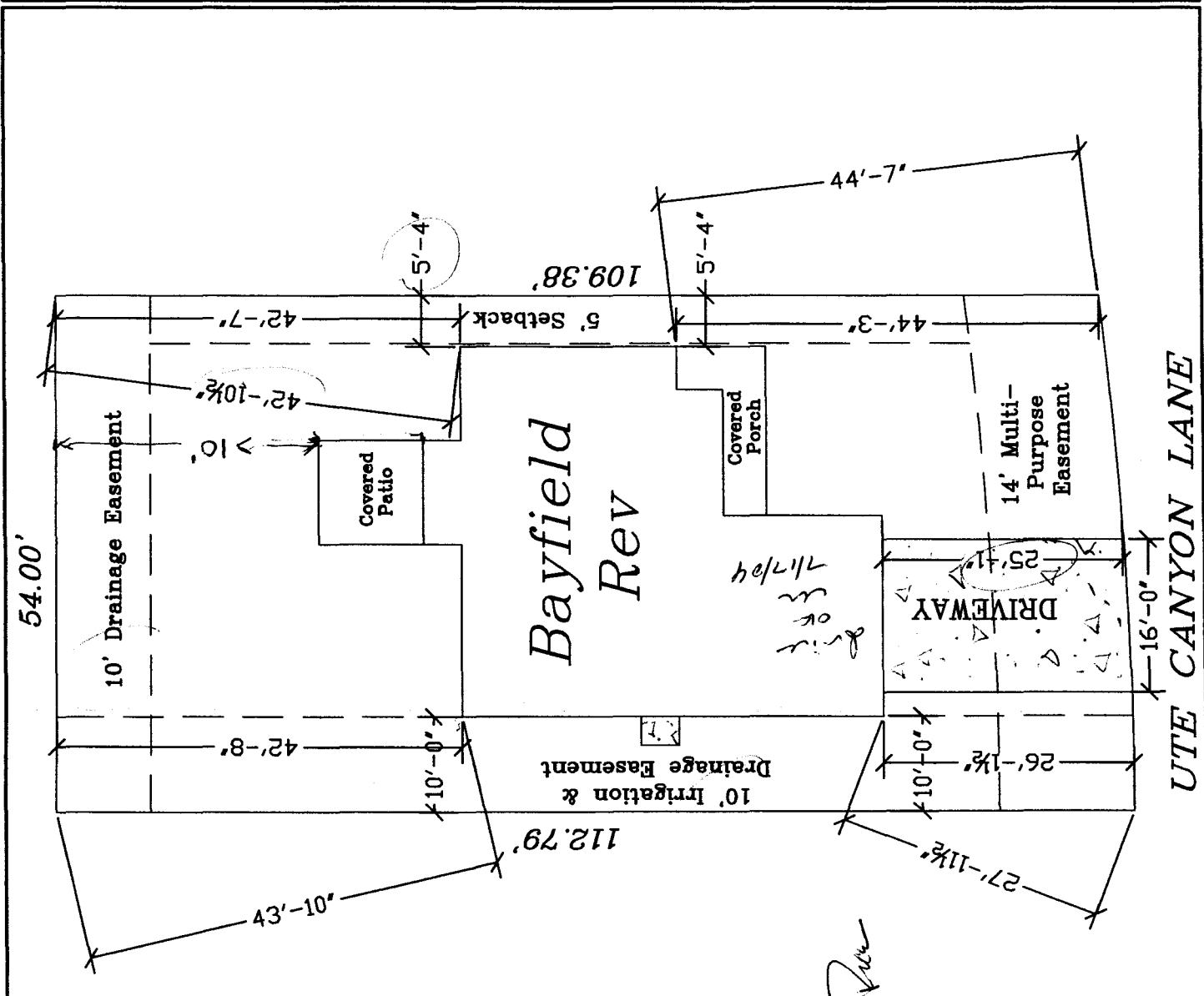
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 7-11-06
 Department Approval Judith A. Davis Date 7/18/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD GGVD</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/20/06</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)



3136 Ute Canyon Lane
Lot 1 Block 3
6029 sq. ft.

ACCEPTED *7/13/06 Justin Rice*
 ANY CHANGES TO TRACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT. PLANNING DEPARTMENT IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.