

FEE \$	1000
TCP \$	1539.00
SIF \$	460.00

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

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

Building Address 3137 Ute Canyon Ln No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-152-~~96~~-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2203  
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5824  
 Filing 2 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2080 sq ft  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name Zeck Homes, Inc  
 Address 1950 Highway 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 Highway 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.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
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>C</u>	Driveway Location Approval <u>[Signature]</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 7/25/06  
 Department Approval [Signature] Date 9-11-06

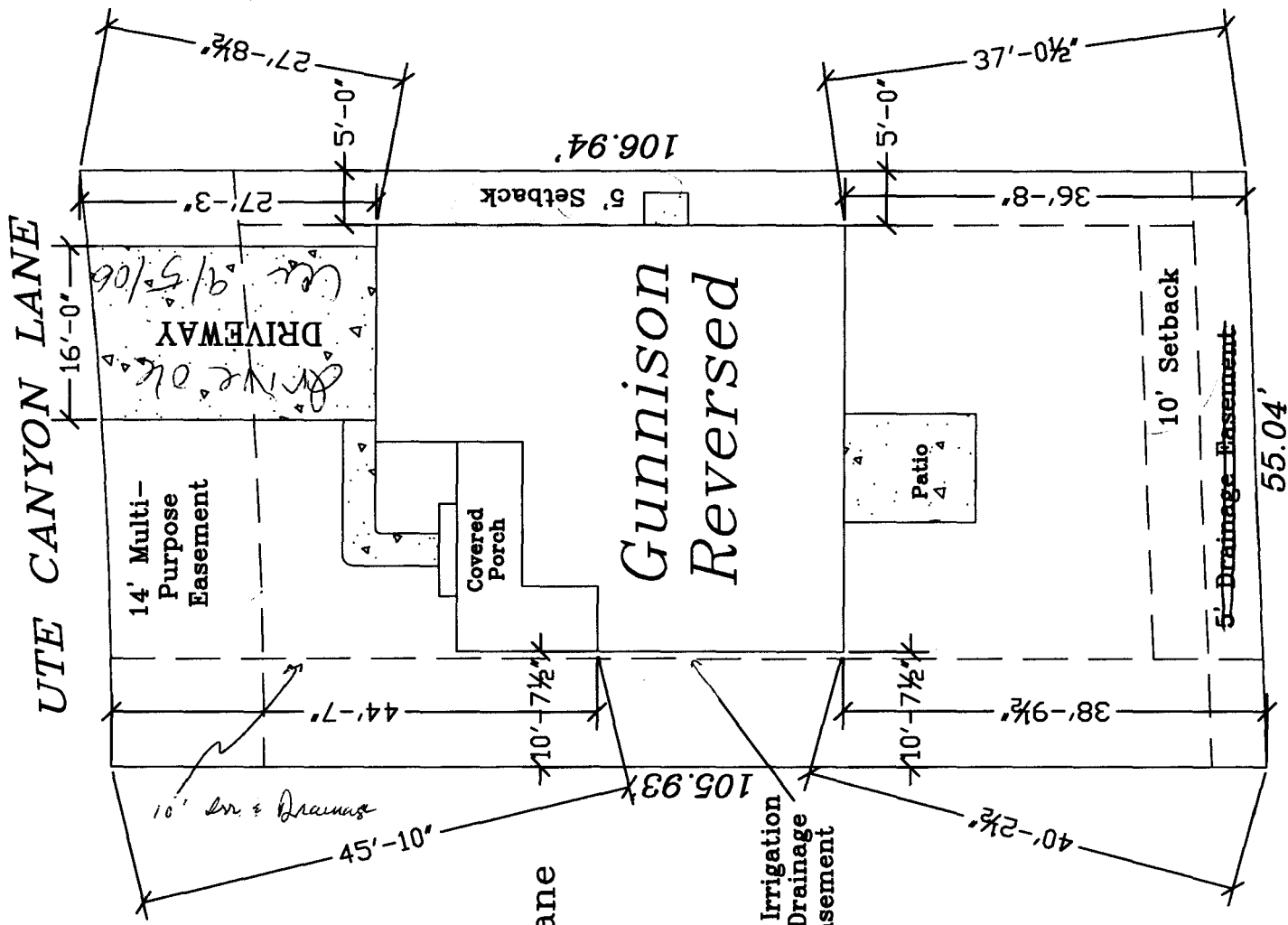
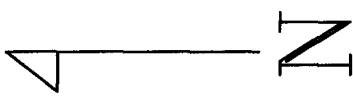
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>9-11-06</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-11-06</u>

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)

9-11-06

ACCEPTED *[Signature]*  
 ANY CHANGE TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE OWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

3137 Ute Canyon Lane  
 Lot 6 Block 2  
 5824 sq. ft.



3137 Ute Canyon Lane  
 Summit View Meadows II  
 Grand Junction, CO

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

Date	7/24/06
Drawn	MTB
Checked	MAF
Scale	AS SHOWN
Sheet	1 of 1