

FEE \$ 70.00  
 TCP \$ 1539.00  
 SIF \$ 4120.00

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

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

Building Address 3139 Ute Canyon Ln No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-152-00-026 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2994  
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5822  
 Filing 2 Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1818 sqft  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name Zeck Homes, Inc  
 Address 1950 Highway 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 Highway 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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District C Driveway Location Approval BAJ  
 (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).

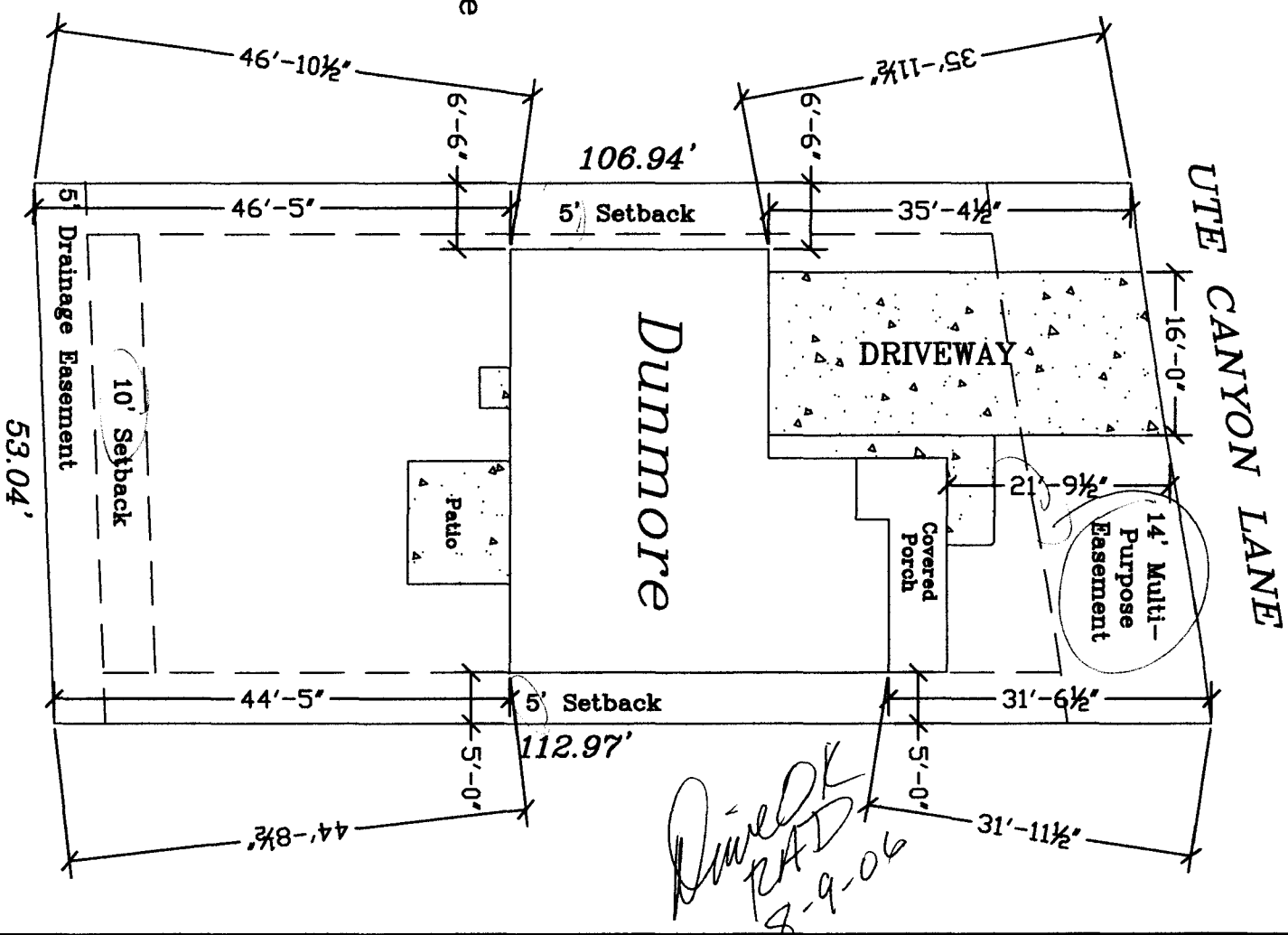
Applicant Signature Jeni Arnold Date 7/25/06  
 Department Approval NA Judith A. Fox Date 8/14/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Paid @ CGV.  
 Utility Accounting Kateelberry Date 8/14/06

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 NA *Judith A. Rose 8/14/06* 8/14/06  
 ANY CHANGE OF SETBACKS, APPROVED BY THE CITY PLANNING DEPARTMENT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

3139 Ute Canyon Lane  
 Lot 5 Block 2  
 5822 sq. ft.



*Direct RAD 8-9-06*

<p>DATE: 8/14/06</p>	<p>BY: [Signature]</p>	<p>Zeck Homes, Inc          1950 Hwy 6 &amp; 50          Fruita, CO 81521          (970) 858-0178</p>	<p>3139 Ute Canyon Lane          Summit View Meadows II          Grand Junction, CO</p>	<p>SCALE: [Blank]</p>
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