

FEE \$ 10.^{00/}
 TCP \$ 1539.^{00/}
 SIF \$ 400.^{00/}

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

BLDG PERMIT NO. _____

Building Address 3140 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 1913
 Subdivision Summit Meadows Filing 2 Sq. Ft. of Lot / Parcel 5553
 Filing 2 Block 3 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2007
 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): _____

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 X 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 Uu
 (Engineer's Initials)

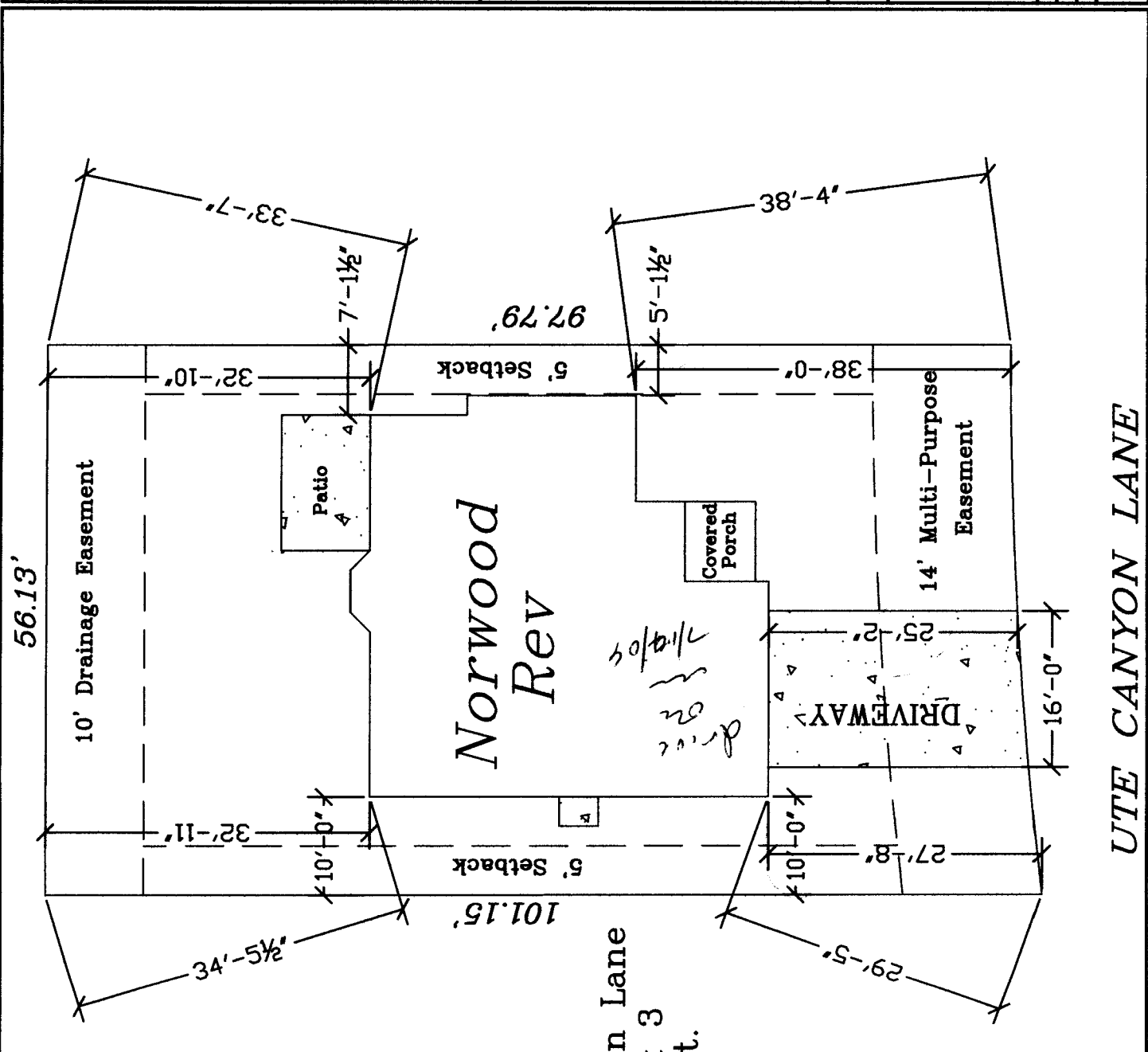
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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. Paz Date 7/19/2006

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. <u>from 3140 D12 Pd</u>
Utility Accounting <u>Cueholt</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)



ACCEPTED
 ANY OTHER... MUST BE
 APPROPRIATE... PLANNING
 DESIGN... TO PROPERLY
 LOCAL... IDENTIFY EASEMENTS
 AND PROPERTY LINES.

[Signature] 7/13/04

3140 Ute Canyon Lane
 Lot 3 Block 3
 5553 sq. ft.

UTE CANYON LANE