

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 3136 Summit Meadows Ct
 Parcel No. 2943-152-95-016
 Subdivision Summit View Meadows
 Filing 2 Block 1 Lot 16

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 5070 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2101 sq ft
 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 <u>R-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 <u>Engineered Foundation</u>		
Voting District <u>C</u>	Driveway Location Approval <u>JAR</u> (Engineer's Initials)	<u>Engineered.</u>	

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 Maria Ferria Date 6/20/07
 Department Approval JAR Wendy Spurr Date 7-2-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Pd @ CGV</u>
Utility Accounting <u>(Signature)</u>	Date <u>7/2/07</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)

