

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

pl

Building Address ³¹³⁷ ~~3117~~ Summit Meadows Ct
 Parcel No. 2943-152-95-011
 Subdivision Summit Meadows
 Filing 2 Block 1 Lot 11

No. of Existing Bldgs ϕ No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2155
 Sq. Ft. of Lot / Parcel 5003
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2117
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Zeck Homes, Inc.
 Address 1950 Hwy 6750
 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 6750
 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 R-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 *JS*
 (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 *A. Hall* Date 5/24/07

Department Approval *JS* Date 6-18-07

Additional water and/or sewer tap fee(s) are required. YES NO W/O No. *paid CGV*

Utility Accounting *Frank Colsberry* Date 6/18/07

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)

