



Site Built or Modular Single Family Residential, Duplex or Accessory Building Planning Clearance

PC No: _____ Date: _____

Building Address: _____

Parcel No: _____

Subdivision: _____

Filing _____ Lot _____ Block _____

PROPERTY OWNER INFORMATION

APPLICANT/CONTRACTOR INFORMATION

Name: _____

Name: _____

Address: _____

Address: _____

City/State/Zip: _____

City/State/Zip: _____

Phone(s): _____

Phone(s): _____

E-mail: _____

E-mail: _____

REQUIRED: Plot plan showing lot lines and dimensions, all easements, building lines and dimensions, distance from building(s) to property lines, driveway dimensions and location, above ground utilities, drainage swales/directions, all abutting streets/alleys, lot corner elevations and minimum top of foundation elevation.

Description of Work: _____

- NEW CONSTRUCTION, COVERED PATIO, RE-ROOF, CARPORT, PERGOLA, REMODEL, ADDITION, DECK, SHED, SHED/SKIDS, DETACHED GARAGE, ACCESSORY DWELLING UNIT, CHANGE IN USE

What utilities will be provided to: Detached Accessory Dwelling Unit, Detached Garage, Addition/Remodel, Shed/Shed on Skids? If utilities will be extended, please show on plot plan. ELECTRICAL PLUMBING

Lot Size: _____ Main Floor Living Area Size: _____ Second Floor Living Area Size: _____ Garage Size: _____

Size of Unenclosed Covered Areas: _____ Size of Building/Addition: _____ Size of Existing Buildings: _____

Size of Basement/Bonus Rm: _____ Finished Unfinished Garage #: _____ Building Height: _____

Number of dwelling units before construction: _____ Number of dwelling units after construction: _____

I hereby acknowledge that I have read this application and the information is correct under penalty of perjury. 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 buildings.

Applicant Signature _____ Date _____

Modifications to this Planning Clearance must be approved, in writing, by the Fruita Community Development Department. The structure authorized by the application cannot be occupied until a final inspection has been completed by the Mesa County Building Department and the City of Fruita and a Certificate of Occupancy is issued. This Planning Clearance is valid for one year.

Special Conditions: Maintain drainage, keep construction site clean and weeds cut. Dust mediation and erosion measures must be in place. Comply with all covenants. Do not remove property pins. Property Pins MUST be visible before a Certificate of Occupancy will be issued.

Table with 2 columns: Fee Description and Amount. Includes Planning Clearance Fee (\$25.00), Use Tax Fee, Sewer Tap Fee, Sewer Recapture Fee, Irrigation Tap Fee, OTHER FEES DUE, and TOTAL AMOUNT DUE.

Community Development Approval _____ Date: _____

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

Staff Plot Plan Worksheet

Zone: _____

Required Setbacks: Front: _____ **Rear:** _____ **Sides:** _____

Building Height _____

Lot Coverage: _____

Driveway Width: _____

of Car Parking Spaces: _____

Drainage Type: _____

Top of Foundations: Min: _____ **Max:** _____ **Proposed:** _____

Easement Locations _____

Driveway Location _____

No Build Locations _____

Detached Accessory Dwelling Unit, Detached Garage, Addition/Remodel, Shed/: _____

<input type="checkbox"/> Plumbing *	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
<input type="checkbox"/> Electrical *	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
<input type="checkbox"/> Any Encroachments into the Setbacks	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
<input type="checkbox"/> Impact Fee or Recapture Fee Due:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Fee: _____
<input type="checkbox"/> Floodplain Development Permit Required:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
<input type="checkbox"/> Any Code Enforcement Actions Pending	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Issue: _____
<input type="checkbox"/> Is the Property on the Historic Register	<input type="checkbox"/> YES	<input type="checkbox"/> NO	_____
<input type="checkbox"/> Any Special Conditions (PUD, variance, PC hold, etc.): _____			

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