

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 3131 Open Meadows Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1765

TAX SCHEDULE NO. 2943-152-90-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1765

FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS: Lot .317 acres

(1) OWNER Zeck Homes, Inc. Before: 0 After: 1 this Construction 739 sq ft

(1) ADDRESS 1950 Hwy 6+50 NO. OF BUILDINGS ON PARCEL 8467

(1) TELEPHONE (970) 858-0178 Before: 0 After: 1 this Construction

(2) APPLICANT Zeck Homes, Inc. USE OF EXISTING BUILDINGS N/A

(2) ADDRESS 1950 Hwy 6+50 DESCRIPTION OF WORK & INTENDED USE single family residence

(2) TELEPHONE (970) 858-0178 TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) _____

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-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES ___ NO ___
 or ___ from center of ROW, whichever is greater

Side 5 from PL, Rear 25 from PL Parking Req'mt 2

Maximum Height 35ft Special Conditions Engineered Foundations Required

Voting District C CENSUS ___ TRAFFIC ___ ANNEX# ___

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 9/24/04

Department Approval B Paulson Date 10/25/04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>PL (GVSD)</u>
Utility Accounting	<u>D Overholt</u>		Date <u>10/25/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

