

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 3132 Open Meadows Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-91-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1775
 Subdivision Summit Meadows West Sq. Ft. of Lot / Parcel 6675
 Filing 1 Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1775

OWNER INFORMATION:
 Name Zeck & Associates, LLC
 Address P.O. Box 550
 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 & Associates, LLC
 Address P.O. Box 550
 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): _____

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 RmFS Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Eng Foundation Req'd
 Voting District "C" Driveway Location Approval [Signature]
 (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).

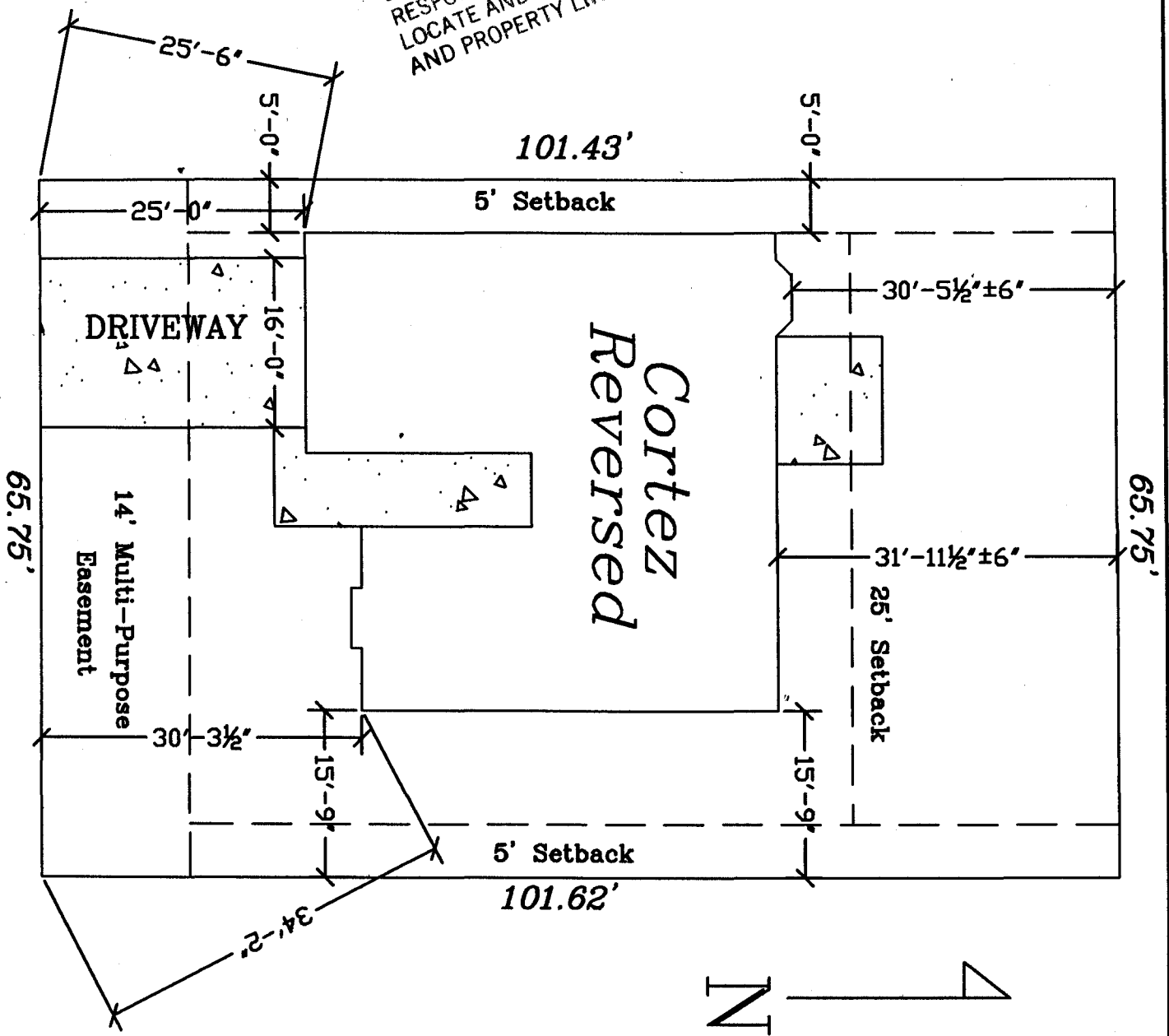
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jeni Arnold Date 6/21/04
 Department Approval [Signature] Date 7/1/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/1/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 22.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Alisa Wagner 7/1/04*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178					3132 Open Meadows Ct. Summit Meadows West Lot 2 Block 2				