

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 3134 Open Meadows Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1469

TAX SCHEDULE NO. 2943-152-91-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1469

FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Zeck Homes, Inc. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1950 Hwy 6 #50 Fruita USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 858-0178 DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) APPLICANT Zeck Homes, Inc. TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 1950 Hwy 6 #50 Fruita

(2) TELEPHONE 858-0178

**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' East side 20' Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Engineered Foundation Required.

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 [Signature] Date 8/27/09

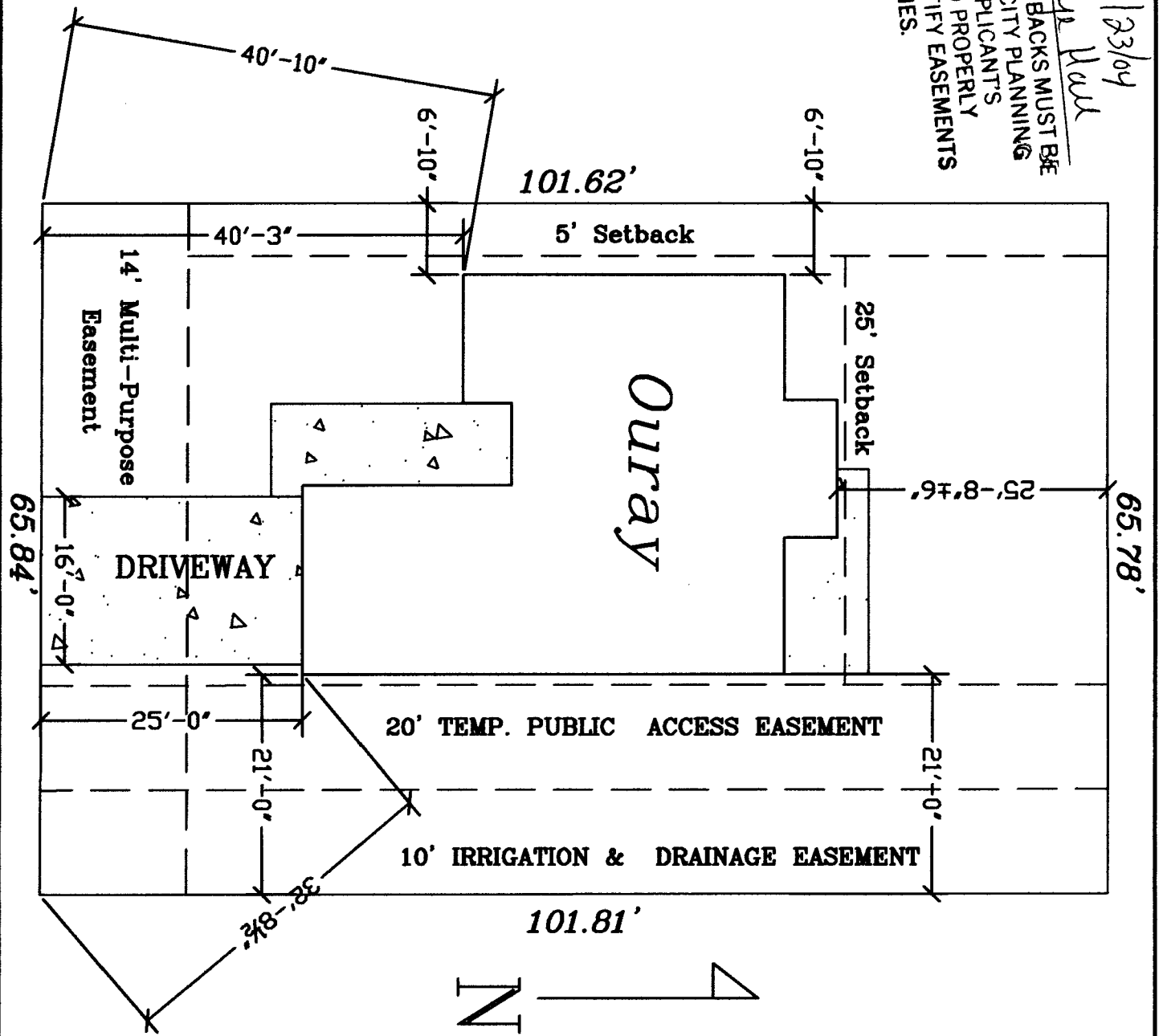
Department Approval [Signature] Date 9/23/09

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>FC GVSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/23/09</u>

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

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*9/23/04*  
*Paul Hall*



*at*  
*9/1/04*