

FEE \$	10.00
TCP \$	1,000
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 3135 Open Meadows Ct.  
Parcel No. 2943-152-90-004  
Subdivision Summit Meadows West  
Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 Proposed 1  
Sq. Ft. of Existing Bldgs 0 Proposed 1744  
Sq. Ft. of Lot / Parcel 7163 sq ft  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2144

**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): \_\_\_\_\_

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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation</u>
Voting District <u>C</u>	Driveway Location Approval <u>Ver</u> <u>required</u> (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).

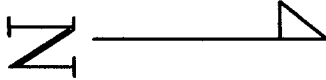
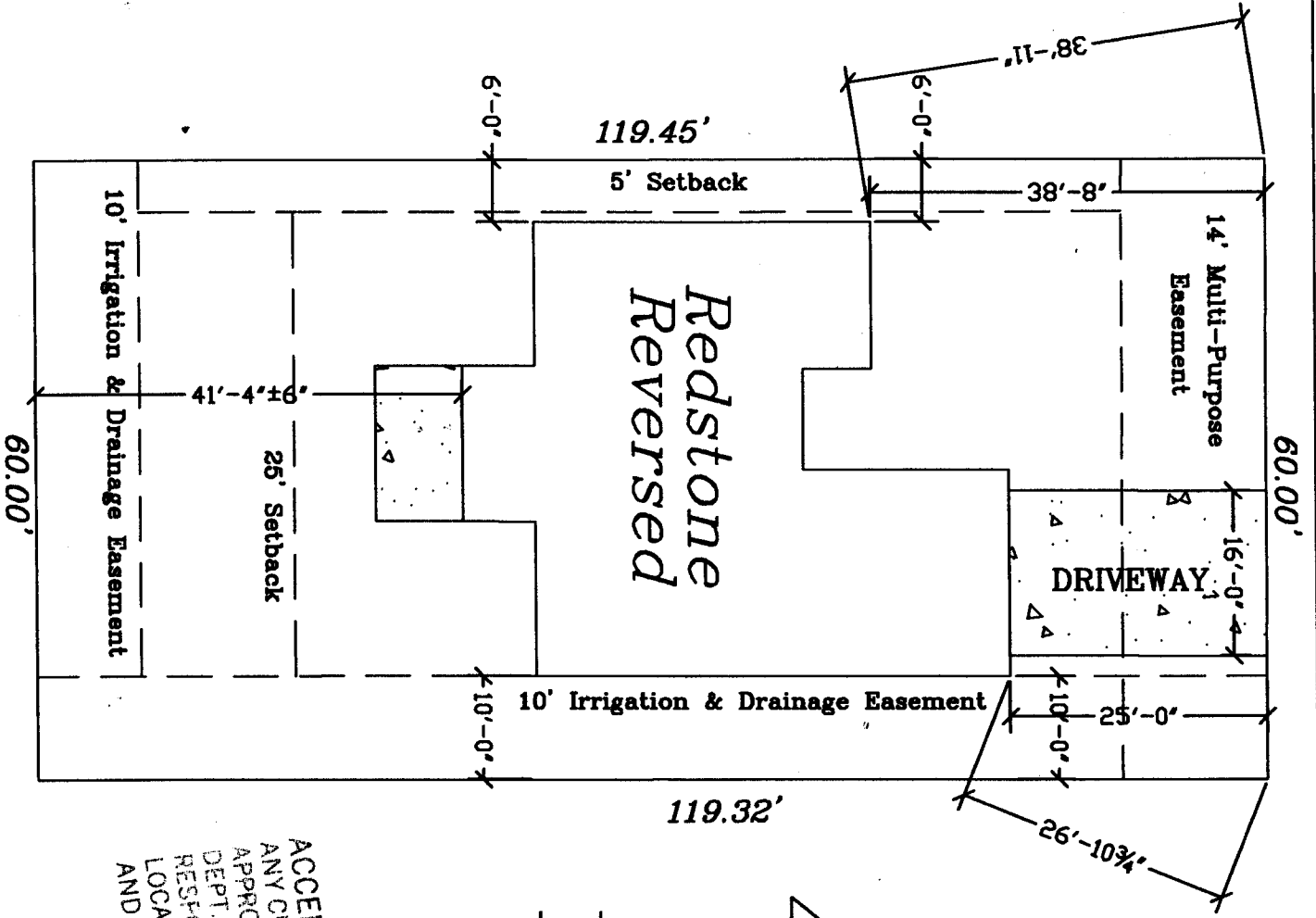
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/25/04  
Department Approval NAC Jay Hall Date 8/26/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PL CGVSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/26/04</u>	

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)

8/16/04  




ACCEPTED *8/16/04*  
 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.

DATE	BY
8/16/04	MS



Zeck & Associates, LLC  
 P.O. Box 550  
 Fruita, CO 81521-0550  
 (970) 858-0178

3135 Open Meadows Ct  
 Summit Meadows West  
 Lot 4 Block 1

DATE	BY