

FEE \$	10.00
TCP \$	1534.00
SIF \$	460.00

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

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

Building Address 3139 Summit Meadows Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-152-95-012 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1482  
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5495 sqft  
 Filing 2 Block 1 Lot 12  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2047 sqft  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name Zeck Homes, Inc  
 Address 1950 Hwy 6 + 50  
 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 Homes, Inc  
 Address 1950 Hwy 6 + 50  
 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.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>All homes will require the foundations be designed by a CO Lic eng.</u>
Voting District <u>C</u> Driveway Location Approval <u>we</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 Jenni Arnold Date 10-19-06

Department Approval NA Gayleen Henderson Date 11/14/06

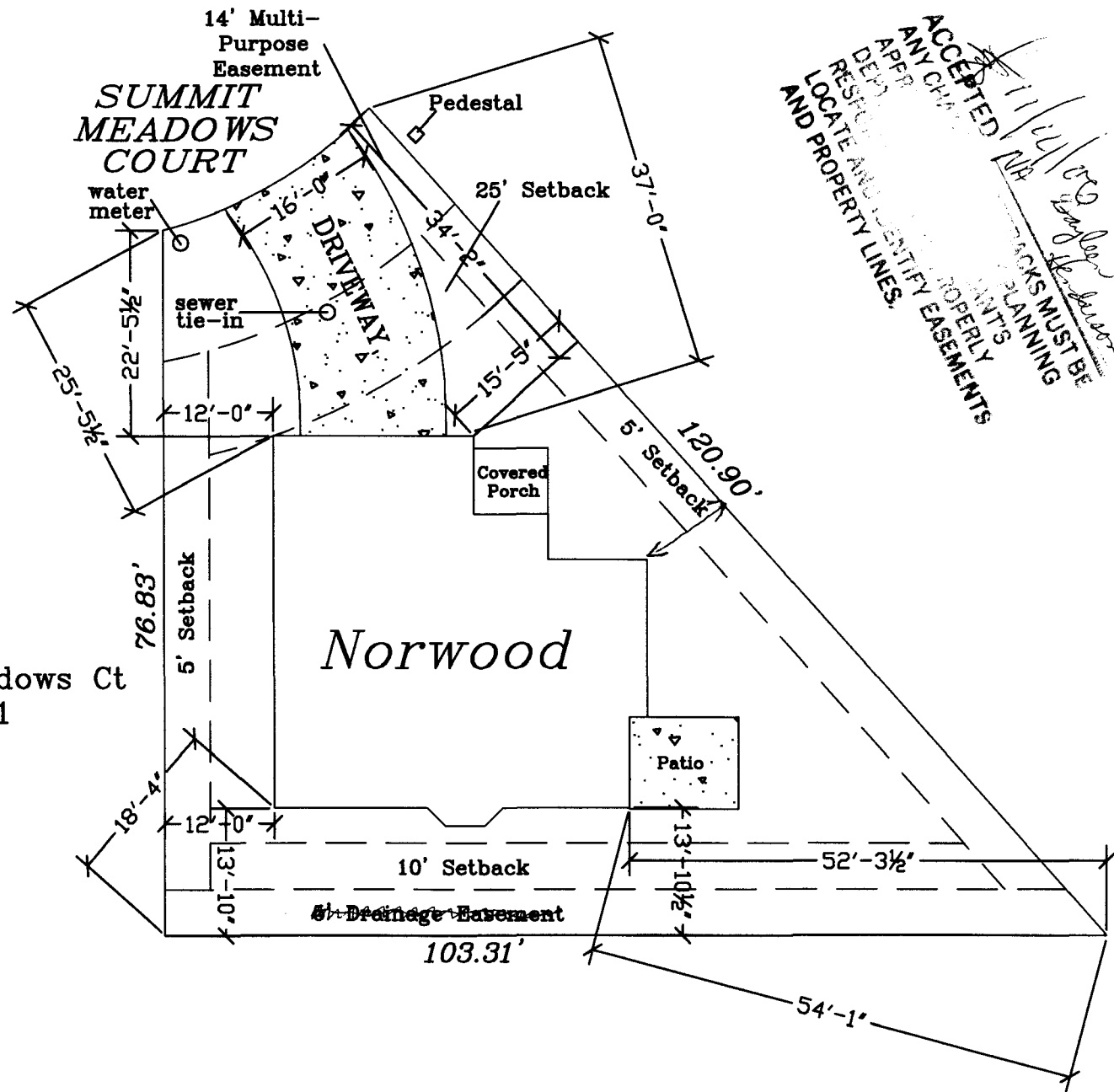
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>POCCGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/14/06</u>		

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)



3139 Summit Meadows Ct  
 Lot 12 Block 1  
 5495 sq. ft.

11/8/06  
 Drive ok

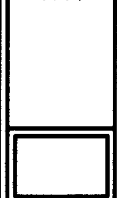


ACCEPTED  
 DEPT. OF PLANNING  
 ANY CHANGES TO THIS PLAN MUST BE  
 PROPERLY IDENTIFIED AND EASEMENTS  
 LOCATED AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.  
 11/11/06  
 [Signature]

REVISION	BY

3139 Summit Meadows Court  
 Summit View Meadows 2  
 Lot 12 Block 1

Zeck Homes, Inc  
 1950 Hwy 6 & 50  
 Fruita, CO 81521  
 (970) 868-0178



Date	10/22/06
By	MS
Check	MAF