

FEE \$ 10⁻
 TCP \$ 1589⁻
 SIF \$ 460⁻

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____ *pl*

Building Address 3136 Open Meadows Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-95-010 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2455
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5705
 Filing 2 Block 1 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2165
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Zeck Homes, Inc.
 Address 1950 Hwy 6x5D
 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 6x5D
 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>R-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>/</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>Engineered foundation</u>
Voting District <u>C</u> Driveway Location Approval _____ (Engineer's Initials)	<u>Required</u>

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 A. Haffner Date 4/12/07

Department Approval WS [Signature] Date 4/1/07

Additional water and/or sewer tap fee(s) are required: YES / NO _____ W/O No. Paid @ CIV

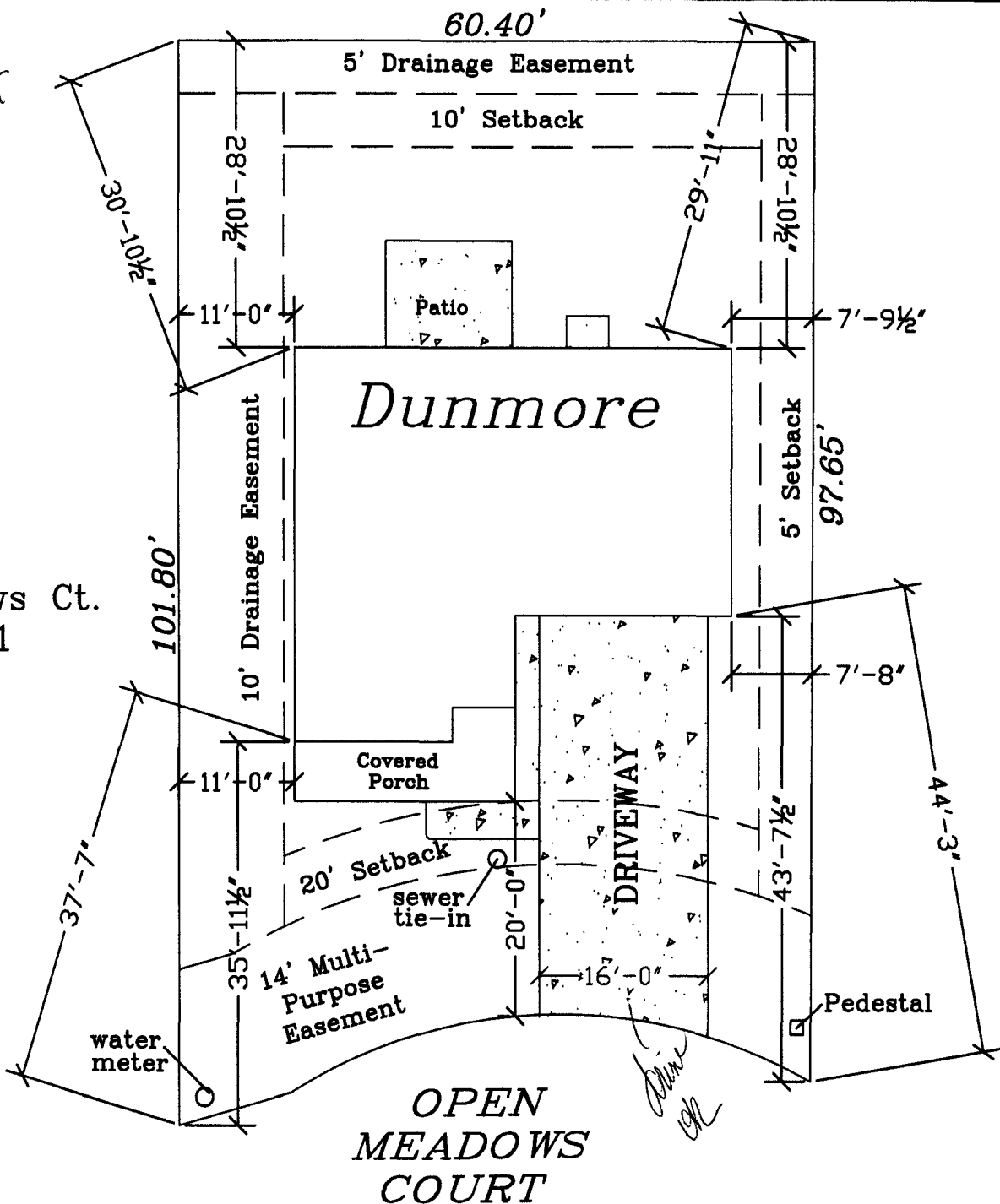
Utility Accounting Dave Erbrey Date 6/4/07

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)

WSE 6/4/07
 ALL SETBACKS MUST BE
 VERIFIED BY CITY PLANNING
 DEPARTMENT OFFICIALS
 TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



3136 Open Meadows Ct.
 Lot 10 Block 1
 5705 sq. ft.



3136 Open Meadows Court	
Summit View Meadows II	
Lot 10 Block 1	
Zeck Homes, Inc	
1950 Hwy 6 & 50	
Fruita, CO 81521	
(970) 868-0178	
Date:	11/18/08
Scale:	NYS
Drawn:	MAF