

| | |
|--------|-------------------|
| FEE \$ | 10 ⁻ |
| TCP \$ | 1589 ⁻ |
| SIF \$ | 460 ⁻ |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 3140 OPEN MEADOWS CT No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-95-008 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1704
 Subdivision SUMMIT VIEW MEADOWS Sq. Ft. of Lot / Parcel 6456
 Filing 2 Block 1 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~2200~~ 2200
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name ZECK HOMES INC
 Address 1950 Hwy 6x50
 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 6x50
 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: Engineered foundation req.

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> | |
| 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 _____ | |
| Voting District <u>C</u> | Driveway Location Approval <u>EH</u> <small>(Engineer's Initials)</small> | | |

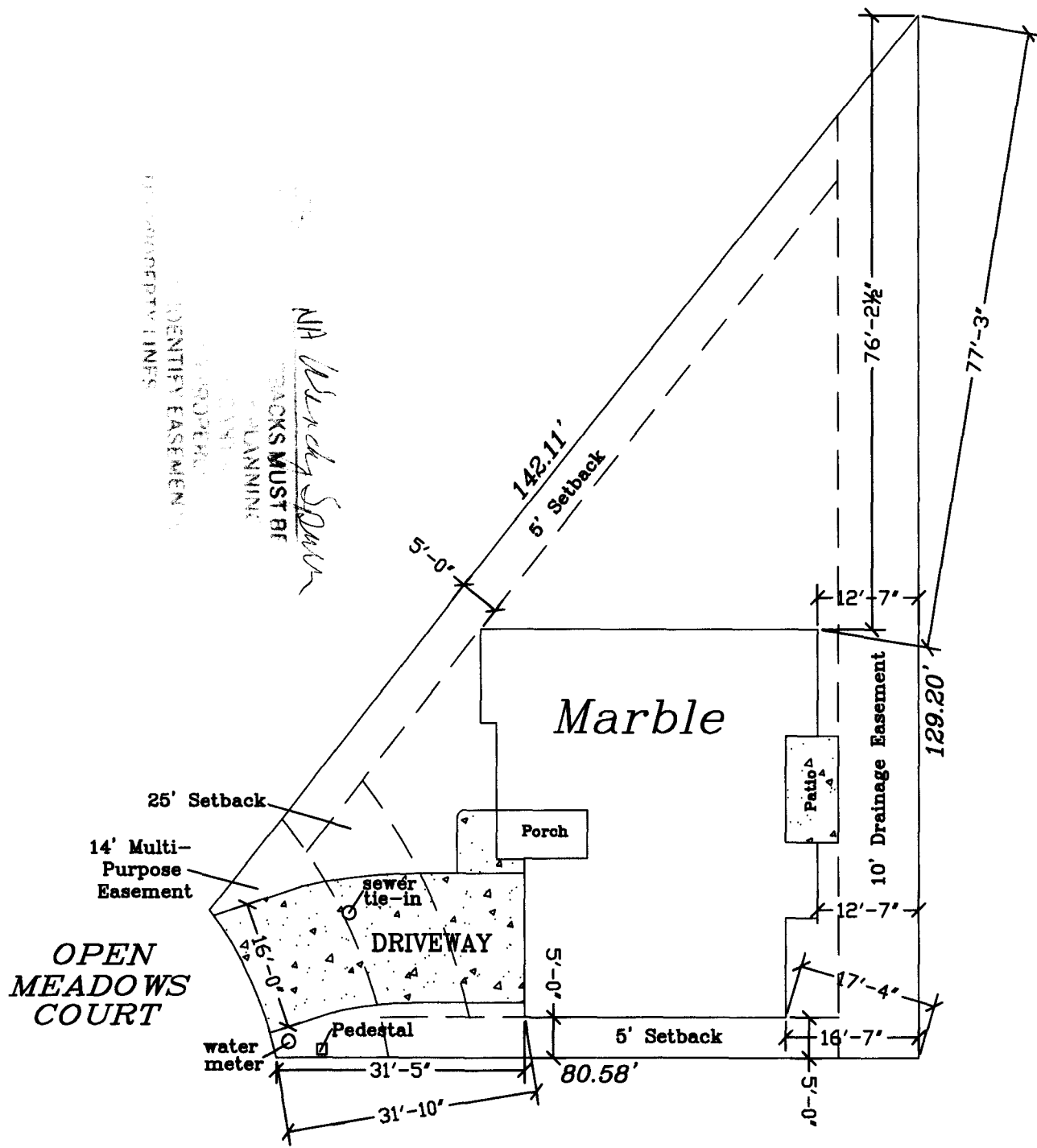
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 AS Hawk Date March 6/07
 Department Approval NA Wendt, Spurr Date 4/23/07

| | | | |
|--|---|-----------------------------|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No <u>did not pay</u> |
| Utility Accounting <u>Water & Sewer</u> | Date <u>4/23/07</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)



IDENTIFY EASEMENTS
AND ACCEPTIVE LINES

ALL Utility Shows
CHECKS MUST BE
PLANNING

N

3140 Open Meadows Ct
Lot 8 Block 1
6456 sq. ft.

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

3140 Open Meadows Court
Summit View Meadows II
Lot 8 Block 1

Zeck Homes, Inc
1950 Hwy 6 & 50
Fruita, CO 81521
(970) 858-0178

ZH
Zeck Homes, Inc.

Date: 11/18/08
Scale: NTS
Drawn: MAF