

FEE \$ 10.00  
 TCP \$ 1589.00  
 SIF \$ 460.00

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

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

Building Address 3142 Open Meadows Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-152-95-007 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1408  
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5547  
 Filing 2 Block 1 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2302  
 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 DEVELOPEMENT 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>Eng. Foundation Required</u>
Voting District <u>C</u> Driveway Location Approval <u>[Signature]</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).

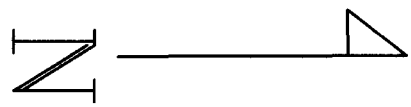
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Geni Arnold Date 1-4-07  
 Department Approval [Signature] Date 1-12-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ City</u>
Utility Accounting	<u>Kate [Signature]</u>		Date <u>1/12/07</u>

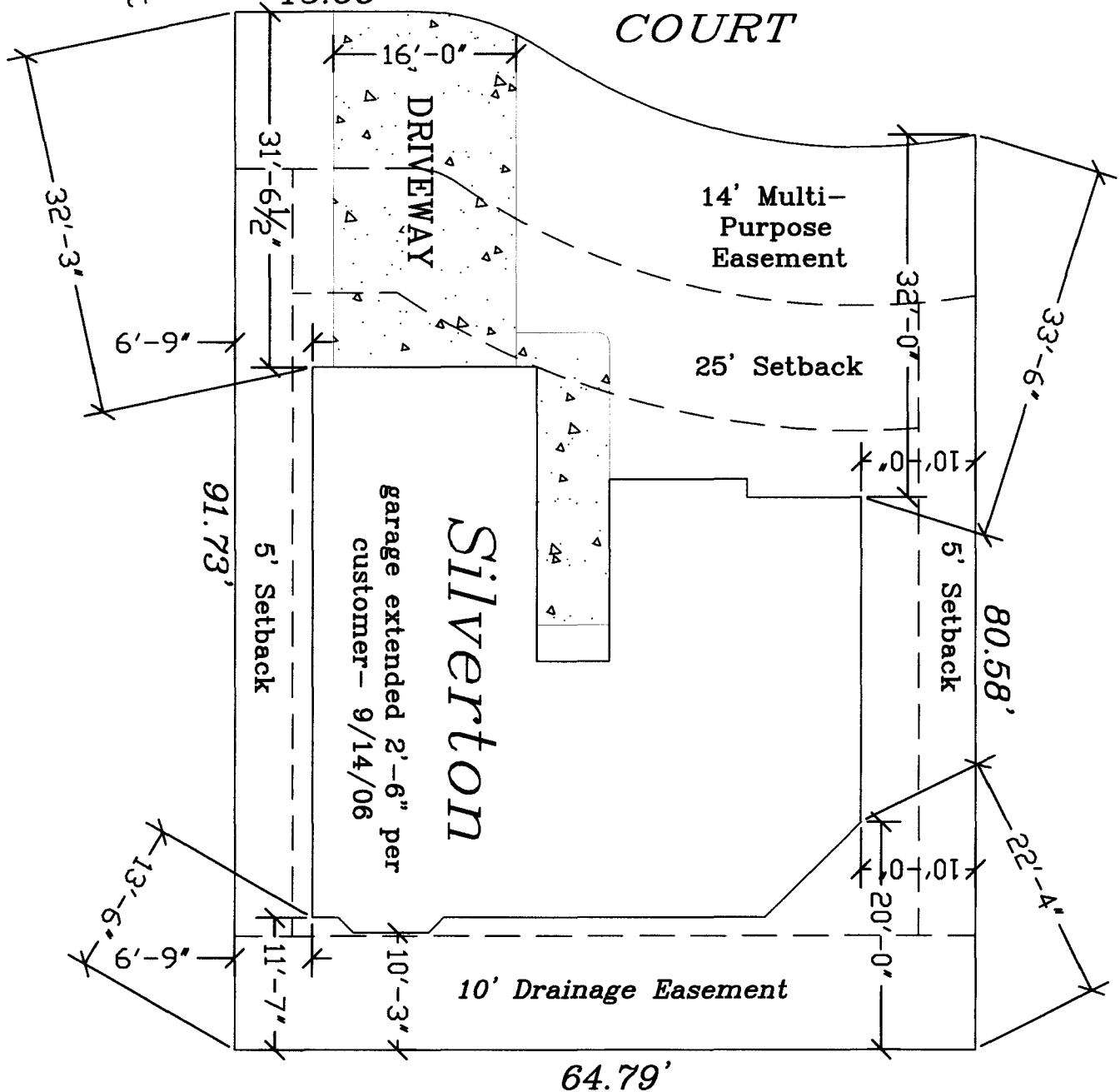
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3142 Open Meadows Ct  
 Lot 7 Block 1  
 5547 sq. ft.



*Garfield Johnson*  
 11/30/07

**OPEN MEADOWS COURT**



Date: 9/18/08 Drawn: WTB Check: JAP		Zeck Homes, Inc 1950 Hwy 6 & 50 Fruita, CO 81521 (970) 858-0178	3142 Open Meadows Ct Summit View Meadows II Grand Junction, CO	SHEET NO. 27
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