

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 3144 Open Meadows Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-95-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1704
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5545
 Filing 2 Block 1 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2224
 Height of Proposed Structure _____

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-5</u>	Maximum coverage of lot by structures <u>70%</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
SETBACKS: Front <u>20'</u> from property line (PL)	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 <u>NA 3/16/07</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).

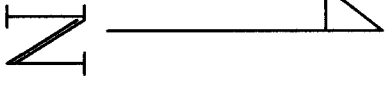
Applicant Signature Juni Arnold Date 2-14-07
 Department Approval NA [Signature] Date 2/12/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>aid @ CEW.</u>
Utility Accounting <u>Cateberry</u>	Date <u>3/12/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 22.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLANNING
 COUNTY
 PROPERTY
 EASEMENTS
 AND PROPERTY LINES

MA
3/12/07
 CHECKS MUST BE



3144 Open Meadows Ct
 Lot 6 Block 1
 5545 sq. ft.

OPEN MEADOWS COURT

