

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 3148 Open Meadows Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-95-004 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2455
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5194
 Filing 2 Block 1 Lot 4
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1825
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Zeck Homes, Inc.
 Address 1950 Hwy 6 + 5D
 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 + 5D
 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 <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 <u>Eng. foundation req'd</u>
Voting District <u>"C"</u> Driveway Location Approval <u>SH</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 A. Hawk Date 4/12/07
 Department Approval SH. Wendy Spurr Date 5/29/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ CA</u> <input checked="" type="checkbox"/>
Utility Accounting <u>Kate Kober</u>	Date <u>5/29/07</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)

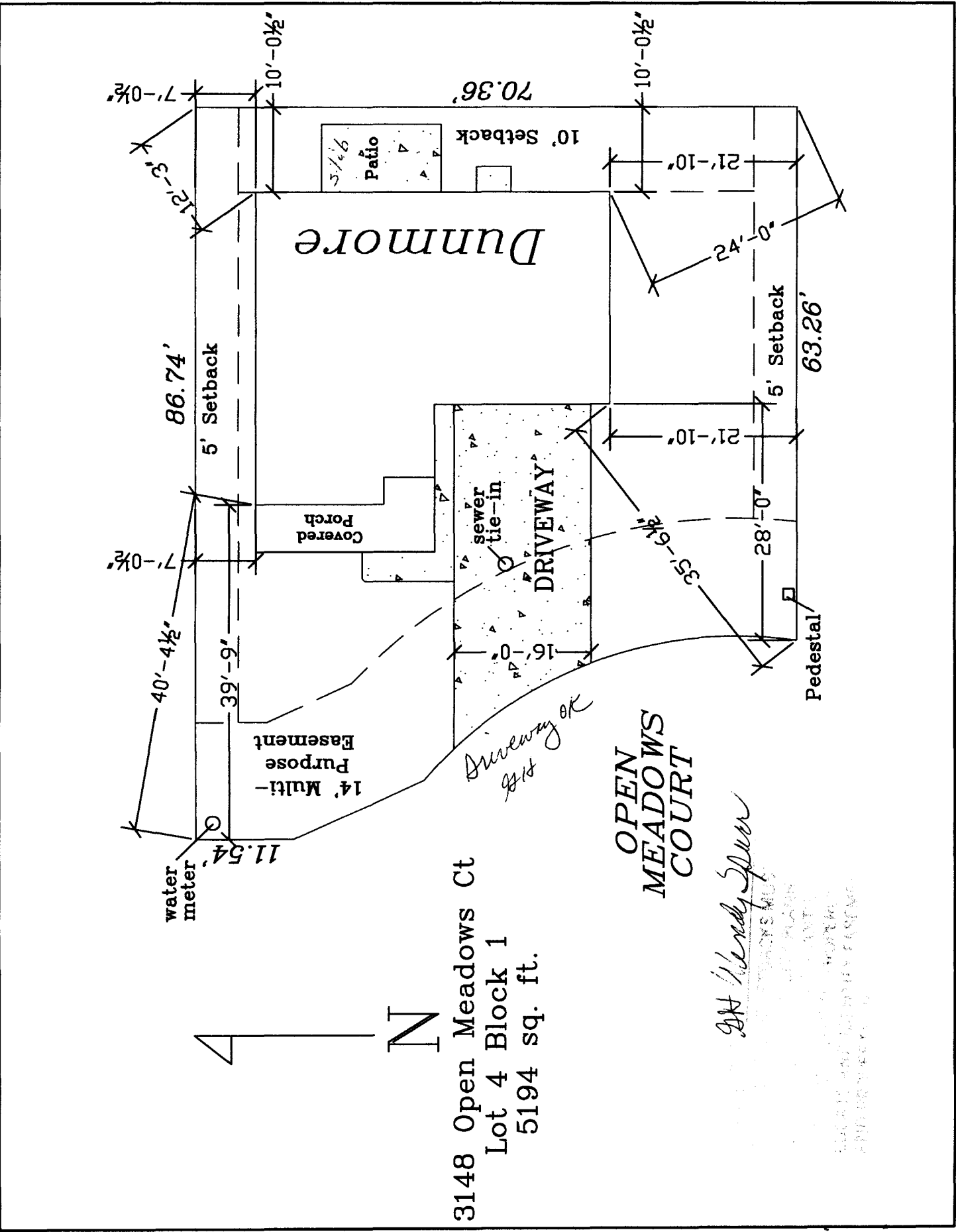
DATE	
DESCRIPTION	

3148 Open Meadows Court
 Lot 4 Block 1
 Summit View Meadows II

Zeck Homes, Inc
 1850 Hwy 6 & 50
 Fruita, CO 81521
 (970) 858-0178



DATE	11/25/08
BY	WJD
CHECKED	MAF



3148 Open Meadows Ct
 Lot 4 Block 1
 5194 sq. ft.

OPEN MEADOWS COURT

Wendy Spurr

COPIES MADE
 DATE 11/25/08
 BY WJD
 CHECKED MAF