

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 3150 Open Meadows Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-95-003 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2455
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5869
 Filing 2 Block 1 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1925~~ 1925
 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>RUF-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>Engineered foundation required</u>		
Voting District <u>C</u> Driveway Location Approval <u>NA</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 [Signature] Date April 12/07
 Department Approval NA Wendy Spurr Date 5-23-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PODAGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/23/07</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)

3150 Open Meadows Ct
 Lot 3 Block 1
 5869 sq. ft.



5-23-07
 NA Wendy Spurr

ALL SETBACKS MUST BE
 IN ACCORDANCE WITH THE
 CITY PLANNING
 DEPARTMENT'S
 ZONING ORDINANCE
 AND ALL EASEMENTS
 MUST BE IDENTIFIED
 ON THE PLANS

