

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 3154 Open meadows Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-152-95-001 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed ~~1761~~ 2803  
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5503  
 Filing 2 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2081  
 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: 14 ft Easement was verified & agreed upon

**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 <u>Engineered Foundation</u>		
Voting District <u>C</u>	Driveway Location Approval <u>JH</u> <small>(Engineer's Initials)</small>	<u>Required</u>	

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 Jenip Arnold Date 3-13-07  
 Department Approval JH Justin Johnson Date 4/9/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/9/07</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)

