

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 3141 SUMMIT MEADOWS CT No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-152-95-013 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2455  
 Subdivision SUMMIT VIEW MEADOWS Sq. Ft. of Lot / Parcel 6002  
 Filing 2 Block 1 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1930  
 Height of Proposed Structure 26'

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>7076</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 _____
Voting District <u>C</u> Driveway Location Approval _____ (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 H. Shaw Date March 29/07  
 Department Approval JRR Wendy Spurr Date 5/15/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ Cerr.</u>
Utility Accounting <u>Clark Abbey</u>	Date <u>5/15/07</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)

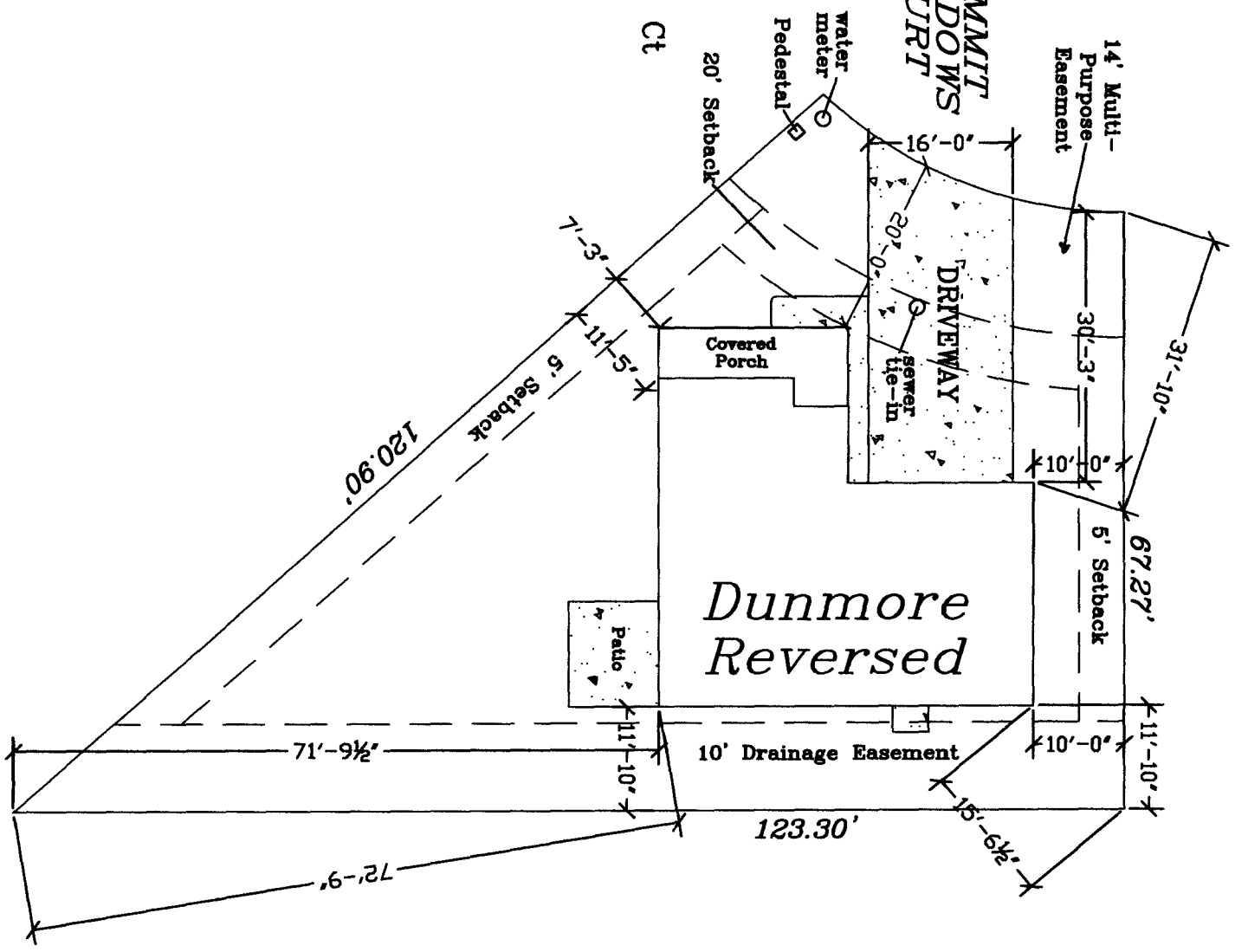
5/15/87  
 3141 Summit Meadows Ct  
 Lot 13 Block 1  
 6002 sq. ft.

JAR Wendy Spive

LOCATIONS  
 AND PROPERTY LINES



SUMMIT  
 MEADOWS  
 COURT



*Dunmore  
 Reversed*

	Zeck Homes, Inc 1950 Hwy 6 & 50 Fruita, CO 81521 (970) 858-0178	3141 Summit Meadows Court Summit View Meadows II Lot 13 Block 1	11/14/76 11/14/76 11/14/76 11/14/76	11/14/76 11/14/76 11/14/76 11/14/76
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