

M

FEE \$	10 <sup>00</sup>
TCP \$	N/A
SIF \$	N/A

to be paid w/ home const.

### PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

**Community Development Department**

Building Address 3152 Open Meadows Ct  
 Parcel No. 2443 152-00-026  
 Subdivision Summit View Meadows  
 Filing 2 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 528  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name Zeck Homes, Inc  
 Address 1950 Hwy 6350  
 City / State / Zip Fruita, CO 81521

#### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Temporary sales trailer

#### APPLICANT INFORMATION:

Name Zeck Homes, Inc  
 Address 1950 Hwy 6350  
 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: FP 2005-83

**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 RMF-8  
 SETBACKS: Front 20' from property line (PL)  
 Side 5' from PL Rear 10' from PL  
 Maximum Height of Structure(s) 35'  
 Voting District \_\_\_\_\_  
 Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Maximum coverage of lot by structures \_\_\_\_\_  
 Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Parking Requirement \_\_\_\_\_  
 Special Conditions temp - approx. 4 months -

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 Mabel Forner

Date 8/15/06

Department Approval Bonnie Edwards

Date 8/21/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting Waterbury

Date 8/30/06

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)



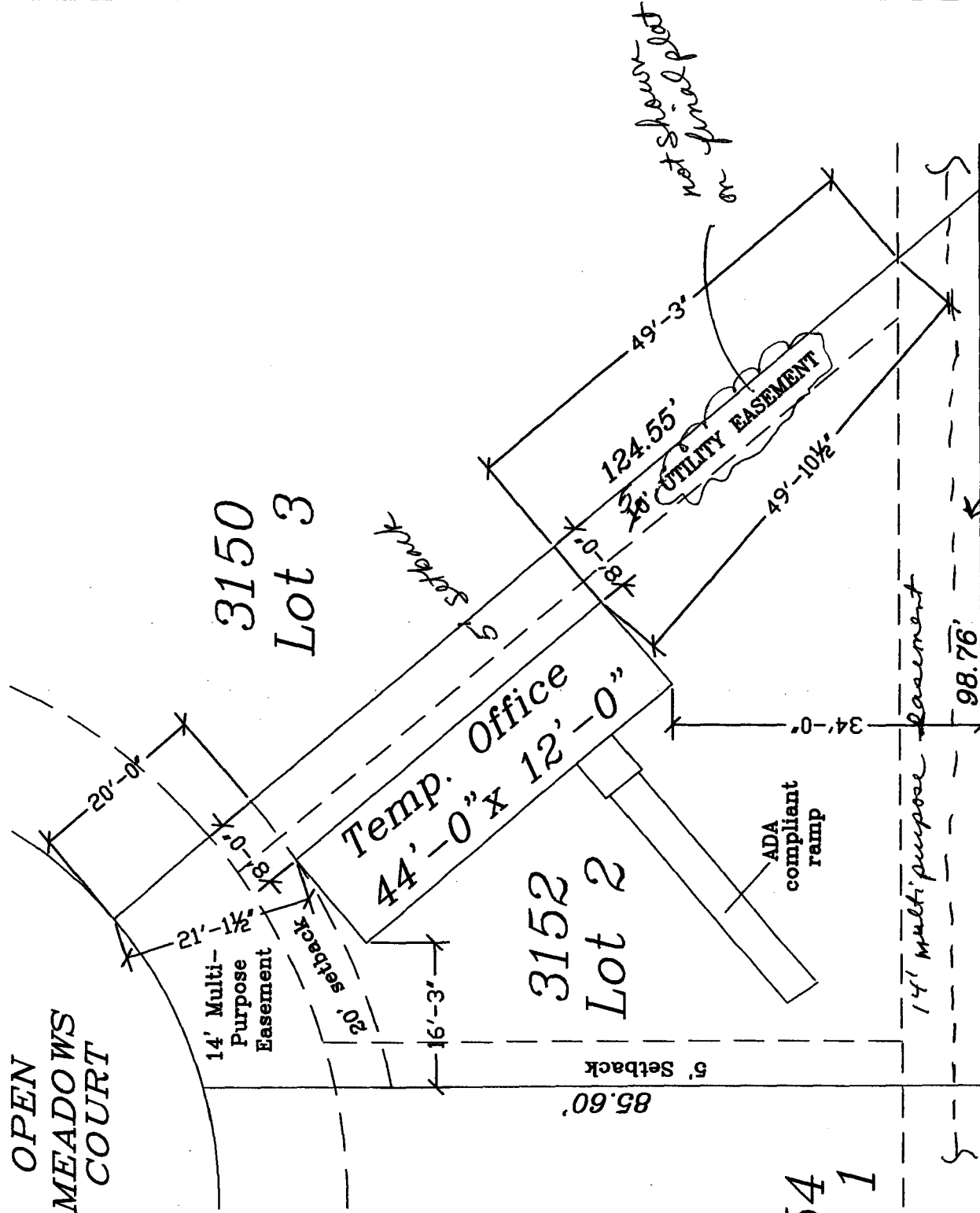
OPEN MEADOWS COURT

3150 Lot 3

Temp. Office  
 44'-0" x 12'-0"

3152 Lot 2

3154 Lot 1



ADA compliant ramp

Parking on D 1/2 Road

D 1/2 ROAD

5'- Tract C

FP-2005-83

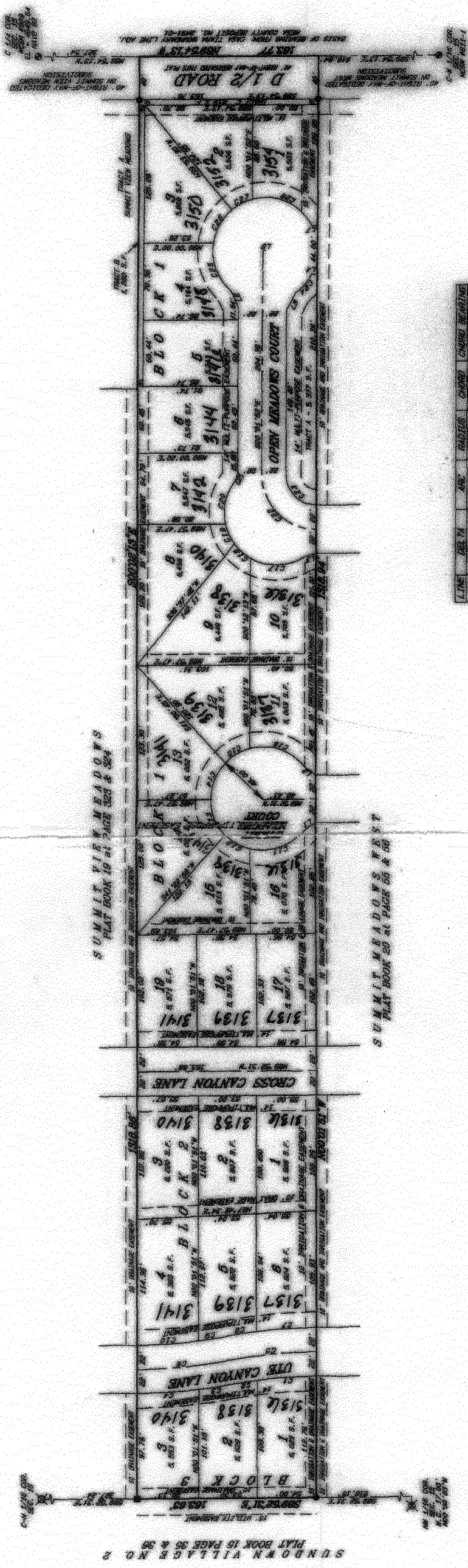
RMF-8

"C"

TCP: \$1537

SIF: \$460

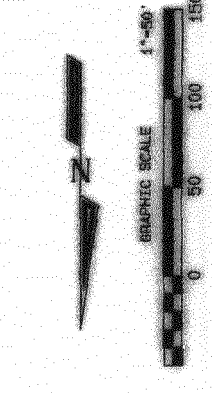
# SUMMIT VIEW MEADOWS FILING 2



LINE	FEET	AREA	RADIUS	CHORD	CHORD BEARING
C1	07' 14" 94"	56.53	497.00	64.09	S89° 59' 26" W
C2	03' 14" 99"	24.18	427.00	24.16	S89° 59' 56" W
C3	03' 10" 11"	24.06	427.00	24.06	S89° 59' 56" W
C4	06' 10" 18"	36.27	471.00	36.24	S89° 59' 59" W
C5	10' 20" 37"	62.29	495.00	62.14	S89° 59' 57" W
C6	06' 10" 18"	36.27	471.00	36.24	S89° 59' 59" W
C7	06' 10" 18"	36.27	471.00	36.24	S89° 59' 59" W
C8	03' 10" 20"	24.10	471.00	24.10	S89° 59' 57" W
C9	03' 10" 20"	24.10	471.00	24.10	S89° 59' 57" W
C10	07' 20" 37"	56.50	497.00	56.50	S89° 59' 57" W
L1		13.66			S84° 40' 40" E
C11	05' 38" 46"	44.00	48.00	52.04	N71° 55' 23" E
C12	34' 55" 53"	305.76	48.00	56.42	S89° 59' 44" E
C13	44' 07" 09"	38.56	48.00	38.08	S89° 59' 46" E
C14	03' 14" 11"	24.06	48.00	24.06	S89° 59' 46" E
C15	31' 40" 29"	255.00	48.00	38.51	S89° 59' 41" W
C16	06' 20" 34"	30.87	48.00	30.00	N71° 54' 39" W
L2		13.09			S84° 07' 37" W
L3		11.09			N73° 52' 29" E
C17	01' 50" 20"	11.94	48.00	48.00	S89° 59' 47" E
C18	24' 02" 59"	20.15	48.00	20.00	S89° 59' 37" E
C19	24' 02" 59"	20.15	48.00	20.00	S89° 59' 37" E
C20	47' 07" 58"	34.49	48.00	30.30	S11° 18' 37" W
C21	34' 54" 16"	28.18	48.00	42.00	N17° 29' 19" E
C22	09' 50" 59"	76.54	48.00	70.71	S45° 01' 29" E
C23	09' 50" 59"	76.54	48.00	70.71	S45° 01' 29" E
L4		5.34			S89° 59' 46" E
C24	26' 54" 18"	36.39	48.00	28.16	S89° 59' 37" E
L5		16.80			S89° 59' 17" E
C25	09' 03" 00"	48.63	48.00	46.38	S89° 59' 09" E
C26	11' 20" 47"	34.76	48.00	34.01	S89° 59' 14" E
C27	05' 38" 46"	21.21	48.00	21.21	S89° 59' 48" W
C28	17' 11" 50"	64.87	48.00	35.80	S89° 54' 30" W
L7		5.34			S89° 59' 09" E
L8		2.00			S89° 59' 09" E

### LEGEND & ABBREVIATIONS

- MESA COUNTY SURVEY MAPPER
- ✕ 3.00" ALUMINUM INSTRUMENT
- ✕ STAMPED U.S.S.L.N.
- ✕ STAMPED D.H. SURVEYS LS 20077
- 1/8" REBAR 1/2" ALUM. CAP
- STAMPED T.C. LS 10-08
- FOUND SET 1/8" REBAR 1/2" ALUMINA
- CAP STAMPED D.H. SURVEYS LS 20077
- S.F. = SQUARE FEET



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. If no event may any action based upon any defect in the survey be commenced more than one year from the date of the certification / statement shown herein.

AREA SUMMARY

500' x 100' LOTS	1.75 AC
500' x 50' LOTS	5.67 AC
TOTAL	4.92 AC / 1008

**SUMMIT VIEW MEADOWS FILING 2**  
 LOCATED IN THE  
 SE 1/4 NW 1/4, SEC. 16, T15S, R10E, U1M.  
**D. H. SURVEYS INC.**  
 116 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8748

Designed By: K.M.D.   
 Checked By: S.L.H.   
 Date: 2005-04-20

