

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

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



Building Address 451 Larry's Meadows Dr No. of Existing Bldgs 0 Proposed 1  
 Parcel No. 2943-152-94-001 Sq. Ft. of Existing Bldgs N/A Proposed 1702  
 Subdivision Summit Meadows West Sq. Ft. of Lot / Parcel 7632  
 Filing 1 Block 5 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1702~~ 2102

**OWNER INFORMATION:**

Name Zeck & Associates, LLC  
 Address P.O. Box 550  
 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 & Associates, LLC  
 Address P.O. Box 550  
 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): \_\_\_\_\_

**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-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation  
 Voting District "C" Driveway Location Approval CU Req'd  
 (Engineer's Initials) Expiration 6- -05

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 6/1/04  
 Department Approval [Signature] Date 6/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>CGT Tap 2952</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-28-04</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)

ACCEPTED *Cy* *6/22/04*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

70.00'

10' Irrigation Easement

25' Setback

45'-10 1/2" ± 6"

5'-0"  
 110.15'

5' Setback

Marble  
 Reversed

106.50'

25'-3 1/2"

17'-0"

5'-0"  
 28'-1 1/2"

27'-8 1/4"

16'-0"  
 DRIVeway

14' Multi-Purpose Easement

20'-1"

21.75'

*gu*  
*uu*  
*6/22/04*  
 N

DATE	BY	REVISION	Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178	451 Larry's Meadow Dr Summit Meadows West Lot 1 Block 5
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