

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 453 Larry's Meadow SQ. FT. OF PROPOSED BLDGS/ADDITION 1702

TAX SCHEDULE NO. 2943-152-94-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1702

FILING 1 BLK 5 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Zeck & Associates, LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 550 USE OF EXISTING BUILDINGS Single family residence

(1) TELEPHONE (970)858-0178 DESCRIPTION OF WORK & INTENDED USE Single family residence

(2) APPLICANT Zeck & Associates, LLC TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. Box 550

(2) TELEPHONE (970)858-0178

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
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Engineered foundation Required

CENSUS C TRAFFIC _____ ANN# _____

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 4-12-04

Department Approval [Signature] Date 4/22/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O NO
Utility Accounting	<u>Kattalsberry</u>	Date	<u>4/22/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

61.00'

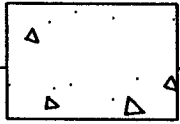
10' Irrigation & Drainage Easement

25' Setback

55'-4".66'

8'-0"

5'-0"



Marble Reversed

116.73'

5' Setback

121.93'

5' Setback

8'-0"

5'-0"



30'-5"

16'-0"

DRIVEWAY

30'-10"

14' Multi-Purpose Easement

20'-1"

21'-0"

61.22'

all in 4-12-04



ACCEPTED *Alaska Mason* 4/22/04
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.

DATE	BY	APP. BY	DATE	REVISION	Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178	453 Larry's Meadow Dr Summit Meadows West Lot 3 Block 5	SHEET NO. TOTAL SHEETS