

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 457 Larry's Meadow Dr. No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2943-152-94-005 Sq. Ft. of Existing Bldgs 0 Proposed 1915
 Subdivision Summit Meadows West Sq. Ft. of Lot / Parcel 6712
 Filing 1 Block 5 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2315

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): _____

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

APPLICANT INFORMATION:

Name Zeck & Associates, LLC
 Address P.O. Box 550
 City / State / Zip Fruita, CO 81521
 Telephone (970)858-0178

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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>engineered foundation required</u>
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 [Signature] Date 5/7/04
 Department Approval NA Gaylen Henderson Date 5-12-04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>91 #2389</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-12-04</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)

61.00'

10' Irrigation & Drainage Easement

36'-8 1/2" ± 6"

25' Setback

5'-0"

9'-0"

5-12-04
5-11-04
ACCEPTED
ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

109.70'

5' Setback

Meeker Reversed

111.52'

5' Setback

5'-0"

27'-3"

5'-0"

26'-9 1/2"

DRIVEWAY

16'-0"

14' Multi-Purpose Easement

11'-0"

30'-2"

32'-1 1/2"

14.16

32.27'



am
5/7/04

<p>DATE BY CHK MKS</p>		<p>Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178</p>	<p>457 Larry's Meadow Dr. Summit Meadows West Lot 5 Block 5</p>	<p>SCALE</p>
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