

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

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

BLDG PERMIT NO. _____



Building Address 459 Larry's Meadow Dr. No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2943-152-94-007 Sq. Ft. of Existing Bldgs 0 Proposed 1702
 Subdivision Summit Meadows West Sq. Ft. of Lot / Parcel 1692
 Filing 1 Block 5 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2702

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): _____

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 Jamie Steef Date 5/7/09
 Department Approval NA Hayleen Henderson Date 5-12-04

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O NO. <u>3 Tap 2388</u>
Utility Accounting <u>0</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)

60/4/c
 ~~~~~  
 or

61.00'

10' Irrigation & Drainage Easement

47'-8 $\frac{1}{2}$ " ± 6"

25' Setback

5-12-04 *Gayleen Anderson*  
 ACCEPTED  
 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.

5'-0"  
 109.70'

5' Setback

Marble  
 Reversed

8'-0"

5' Setback

109.70'

5'-0"  
 25'-10 $\frac{3}{4}$ "

25'-5"

DRIVEWAY

14' Multi-Purpose Easement

8'-0"

21'-6 $\frac{1}{2}$ "

20'-0"

61.00'



|                              |  |                                                                                   |                                                                |    |
|------------------------------|--|-----------------------------------------------------------------------------------|----------------------------------------------------------------|----|
| No. 44/04<br>Date 1/18<br>MS |  | Zeck & Associates, LLC<br>P.O. Box 550<br>Fruita, CO 81521-0550<br>(970) 858-0178 | 459 Larry's Meadow Dr.<br>Summit Meadows West<br>Lot 7 Block 5 | 27 |
|                              |  |                                                                                   |                                                                |    |