

FEE \$	10.00
TCP \$	None
SIF \$	298.00

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

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



Building Address 4661 Larry's Meadow Dr.  
 Parcel No. 2943-152-94-008  
 Subdivision Summit Meadows West  
 Filing 1 Block 5 Lot 8

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 1765  
 Sq. Ft. of Lot / Parcel 6692  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2765

**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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 Jasmine Stuy Date 5/20/04  
 Department Approval NA / Baylen Henderson Date 6-4-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>PCCGVSD</u>
Utility Accounting <u>D Overholt</u>	Date <u>6/4/04</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

25' Setback

17'-4"

32'-8" $\pm$ 6"

14'-8"

Basalt

5' Setback

109.70'

5' Setback

109.70'

9'-4"

34'-7 $\frac{1}{2}$ "

14' Multi-Purpose Easement

33'-4"

DRIVEWAY

Drive OK

16'-0"

5'-0"

25'-0"

25'-6"

61.00'

CU 5/27/04



6-4-04  
*Gayle H. 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.




Zeck & Associates, LLC  
P.O. Box 550  
Fruita, CO 81521-0550  
(970) 858-0178

461 Larry's Meadow Dr.  
Summit Meadows West  
Lot 8 Block 5
