

FEE \$	10.00
TCP \$	0
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 475 Larry's Meadow Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1702

TAX SCHEDULE NO. 2943-152-94-016 SQ. FT. OF EXISTING BLDGS 0

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

FILING _____ BLK 5 LOT 16 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 N/A

(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 100%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 1 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 _____

CENSUS _____ 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 4-6-04

Department Approval [Signature] Date 4-12-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>paid @ CGW</u>
Utility Accounting	<u>Kattelsberg</u>	Date	<u>4/12/04</u>

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

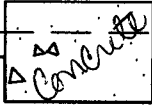


110.92'

10' Irrigation & Drainage Easement

27'-3"±6"

25' Setback



5'-0"

30'-1 1/2"

Marble Reversed

5' Setback

108.64'

5' Setback

151.19'

5'-0"

DRIVEWAY

16'-0"

5'-0"


44'-10"

45'-1"

14' Multi-Purpose Easement

ACCEPTED *Alisa Magge 4-12-04*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*ou
w
4/7/04*

DATE	BY	SCALE		Zeck & Associates, LLC P.O. Box 550 Fruita, CO 81521-0550 (970) 858-0178	475 Larry's Meadow Dr Summit Meadows West Lot 16 Block 5	<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>												