

FEE \$	10.00
TCP \$	1,000
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 415 1/2 Larry's Meadow No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-94-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1765
 Subdivision Summit Meadows West Sq. Ft. of Lot / Parcel 6692
 Filing 1 Block 5 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0/1765

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 <u>UM</u> (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 5/25/04
 Department Approval NAL [Signature] Date 8/26/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PL GGVS</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/26/04</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)

ACCEPTED *Cy 8/26/04*
Larry Hall
 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.

61.00'

10' Irrigation & Drainage Easement

32'-8"±6"

25' Setback

16'-8"

15'-4"

Basalt
 Reversed

109.71'

5' Setback

109.71'

5' Setback

34'-1 1/2"

7'-4"

33'-4"

25'-11 1/2"

7'-0"

25'-0"

DRIVEWAY

14' Multi-Purpose Easement

16'-0"

61.00'



all in 8/16/04

DATE	BY	CHK	APP



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

465 1/2 Larry's Meadow Dr
 Summit Meadows West
 Lot 11 Block 5
