

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

90049-31090

Building Address 465 Larry's Meadow Dr. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-152-94-010 Sq. Ft. of Existing Bldgs 1290 Sq. Ft. Proposed 64
 Subdivision Summit Meadows W Sq. Ft. of Lot / Parcel 1354
 Filing _____ Block 5 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Mario & Nancy A. Vargas
 Address 465 Larry's Meadow Dr.
 City / State / Zip Grand Jct., CO 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed

***TYPE OF HOME PROPOSED:**

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 263-7883

NOTES:

New shed

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 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ 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).

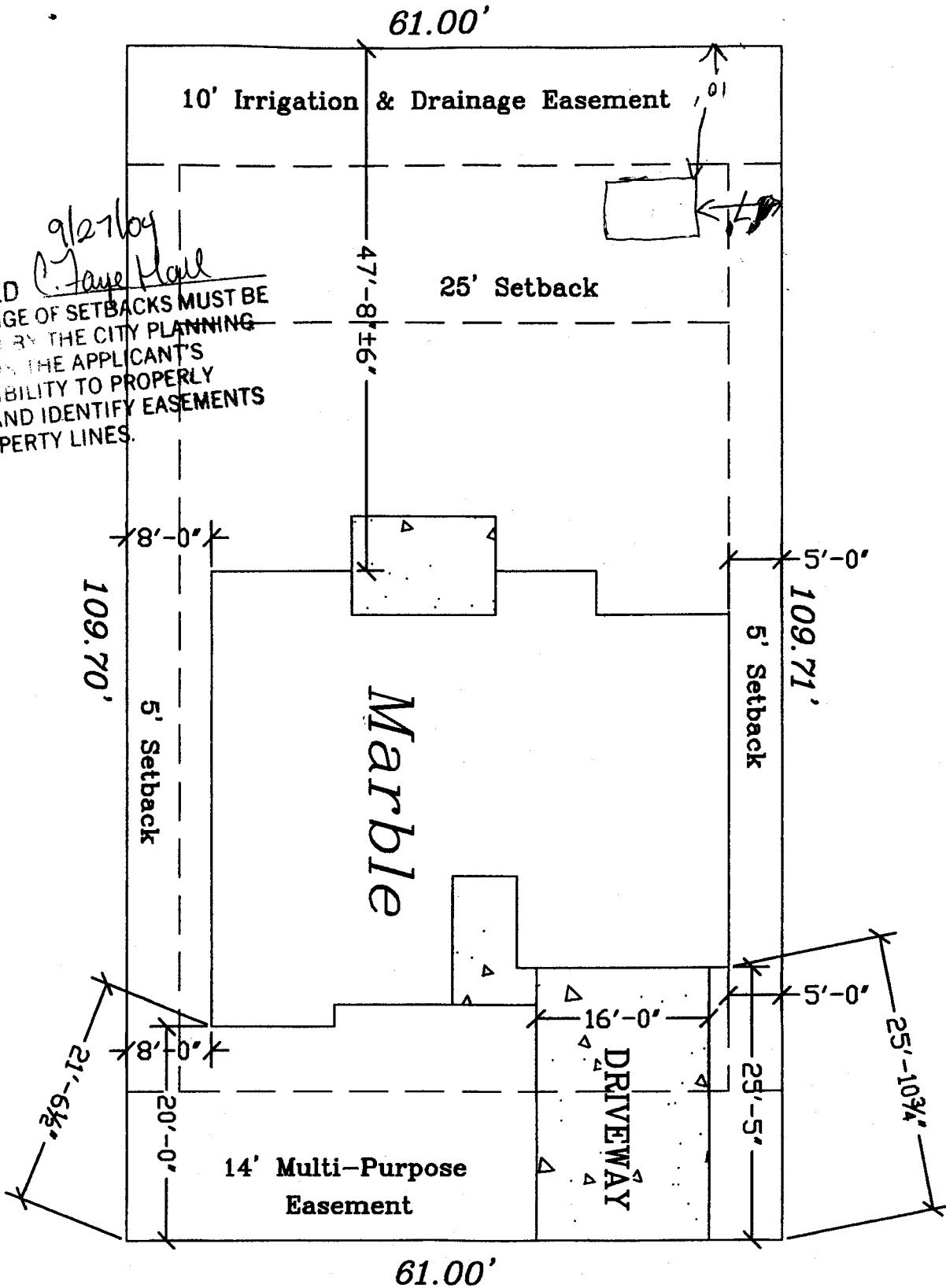
Applicant Signature Nancy A. Vargas Date _____
 Department Approval C. Faye Hall Date 9/27/04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>Shed.</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/27/04</u>		

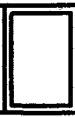
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 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.

9/27/04
 C. Faye Hall



DATE	BY	CHKD	APP'D
9/27/04	C. Faye Hall		



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

465 Larry's Meadow Dr.
 Summit Meadows West
 Lot 10 Block 5

NO.	DATE	BY	CHKD	APP'D