

FEE \$: <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

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



Building Address 3131 Summit Meadows Ct. No. of Existing Bldgs 0 Proposed 1915  
 Parcel No. 2943-152-91-006 Sq. Ft. of Existing Bldgs N/A Proposed 1915  
 Subdivision Summit Meadows West Sq. Ft. of Lot / Parcel 738A  
 Filing 1 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2315

**OWNER INFORMATION:**

Name Zeck & Associates, LLC  
 Address P.O. Box 550  
 City / State / Zip Eruita, 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 Eruita, 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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 [Signature] Date 3/15/04  
 Department Approval NA [Signature] Date 3-25-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ CGV. SD</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/25/04</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)

73.42'

3-25-04 Gayleen Henderson  
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' Irrigation & Drainage Easement

28'-10 1/2"

25' Setback

21'-5"

5'-0"

87.88'

14' Multi-Purpose Easement

5' Setback

101.83'

Meeker Reversed



28'-5 3/4"

23'-5"

5'-0"

25'-6"

25'-0"

DRIVEWAY

14' Multi-Purpose Easement

16'-0"

31'-8 1/2"

30'-3 3/4"

59.27'

*je*  
*3/16/04*




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

3131 Summit Meadows Court  
Summit Meadows West  
Lot 6 Block 2
