

FEE \$ 10.00
TCP \$ 1500.00
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 640 Mt. Julian Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1753
TAX SCHEDULE NO. 2943-053-00-033 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Summit View Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1753
FILING 1 BLK 4 LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Zeck Homes, Inc. NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 1950 Hwy 6+50 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE (970) 858-0178 DESCRIPTION OF WORK & INTENDED USE single family res.
(2) APPLICANT Zeck Homes, Inc. TYPE OF HOME PROPOSED:
(2) ADDRESS 1950 Hwy 6+50 Site Built Manufactured Home (UBC)
(2) TELEPHONE (970) 858-0178 Manufactured Home (HUD)
 Other (please specify) _____

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-8 Maximum coverage of lot by structures 70%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt _____
Maximum Height 35' Special Conditions _____
"D" Eng: _____ CENSUS _____ TRAFFIC _____ ANNEX# _____

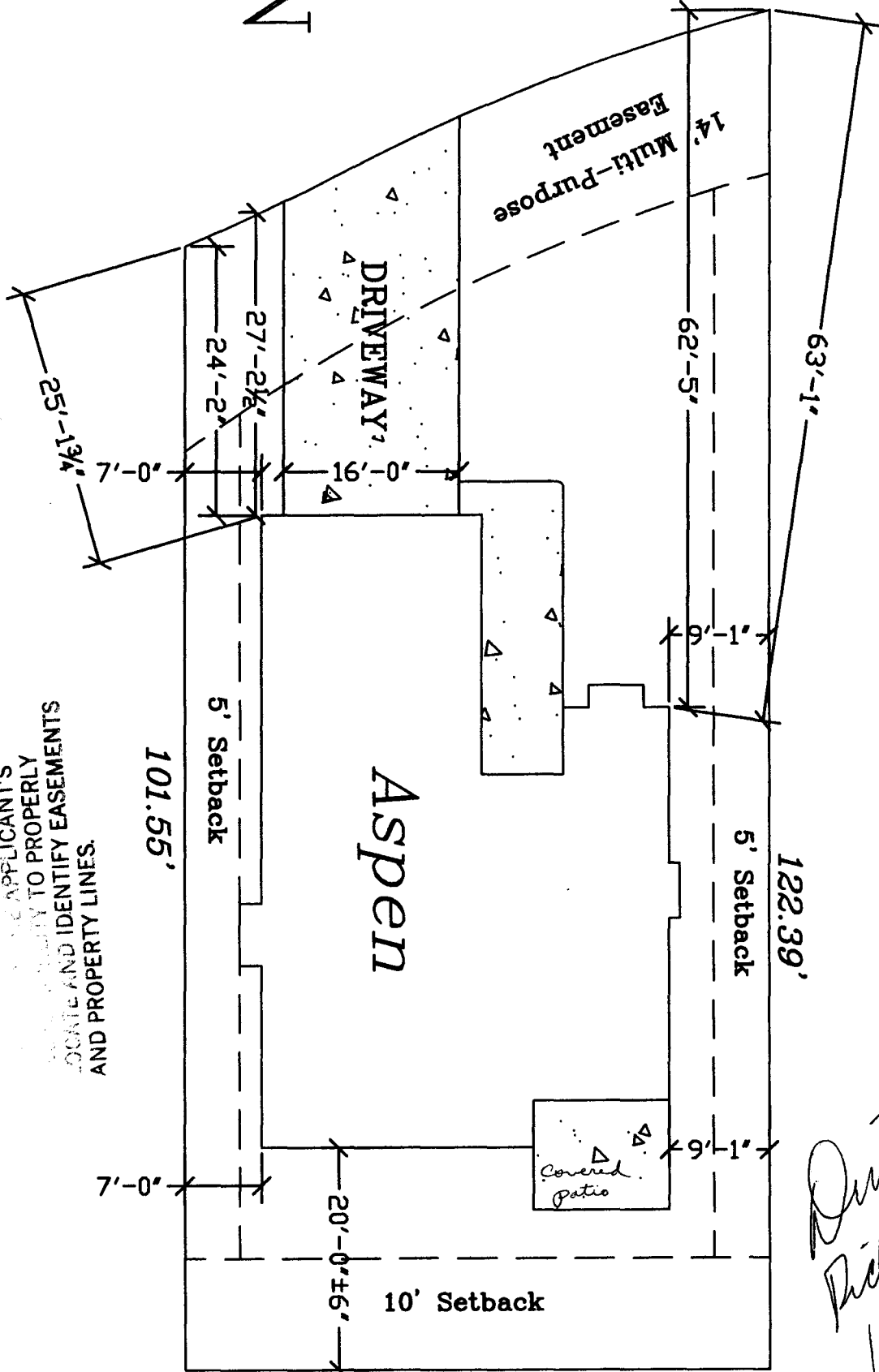
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Jeni Arnold Date 9/29/04
Department Approval [Signature] Date 12/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/28/04</u>		

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



12/28/21
 12/28/21

ACCEPTED
 ANY APPLICANT OF SETBACKS MUST BE
 THE CITY PLANNING
 DEPARTMENT TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Drive OK
Phil Down
12-23-21

DATE	BY	REVISION

Zeck Homes, Inc.
 1950 Hwy 6 & 50
 Fruita, CO 81521
 (970) 858-0178

640 Mount Julian Dr.
 Summit View Estates
 Lot 2 Block 4

DATE	BY	REVISION