

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 641 Mount 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 3 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)
 Manufactured Home (HUD)
(2) TELEPHONE (970) 858-0178 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' 15' ^{lease} from PL Parking Req'mt 2
Maximum Height 35' "D" Special Conditions _____
Driveway Location Approval UP 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 Jeni Arnold Date 9/29/04
Department Approval Gaylen Henderson Date 12-10-04

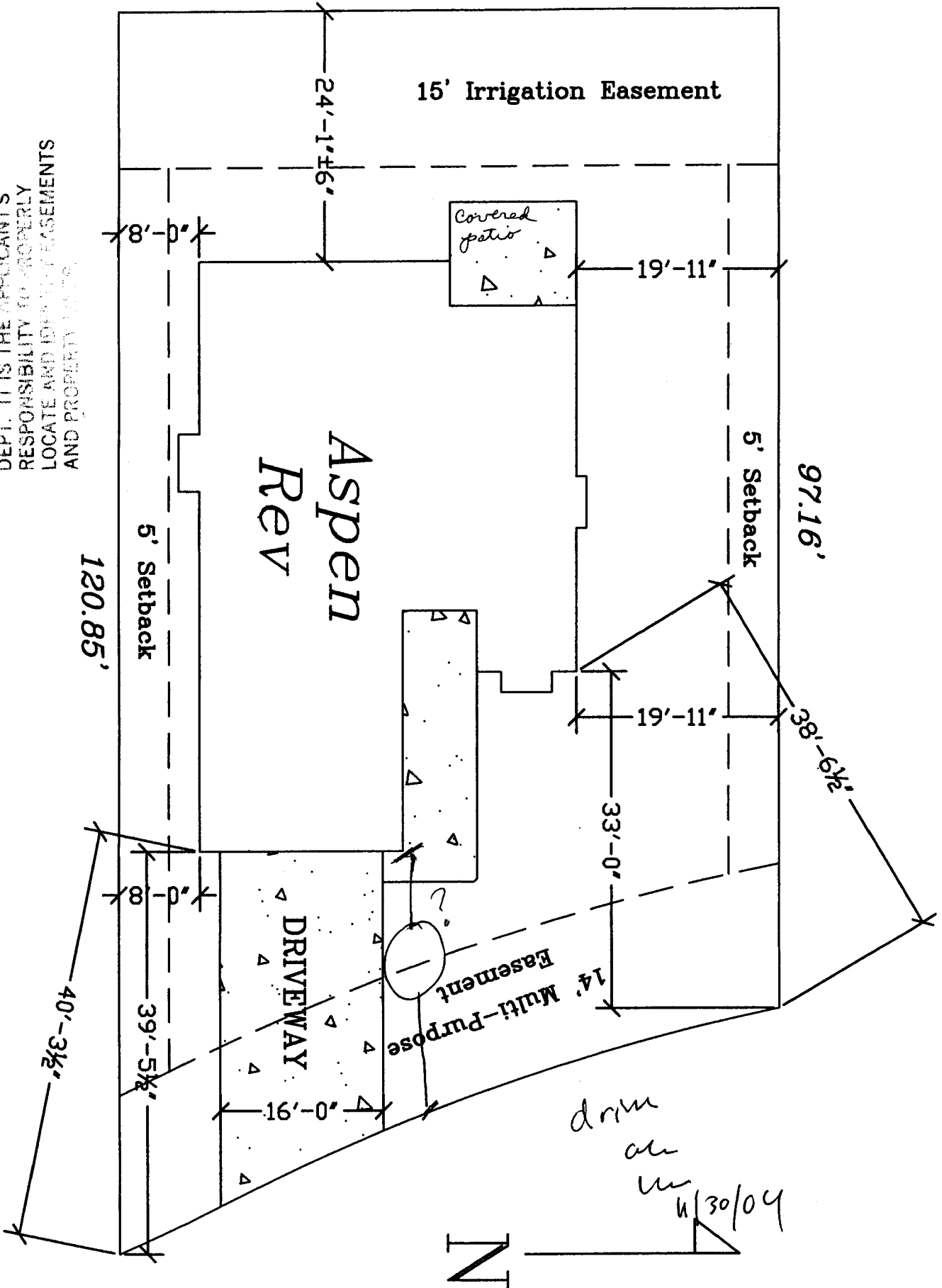
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <input checked="" type="checkbox"/>
Utility Accounting	<u>D Overholt</u>		Date <u>12/10/04</u>

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

12-10-04
 Accepted Gaylen Anderson
 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.

64.89'

15' Irrigation Easement



drawn
 on
 11/30/04