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| FEE \$ | 12.00 |
| TCP \$ | 1500.00 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. _____

Building Address 642 Longs Peak Dr.
 Parcel No. 2943-053-78-015
 Subdivision Summit View Estates
 Filing 1 Block 1 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1840
 Sq. Ft. of Lot / Parcel 7510
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2240

OWNER INFORMATION:

Name Zeck Homes, Inc.
 Address 1950 Hwy 6 + 50
 City / State / Zip Gruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Zeck Homes, Inc.
 Address 1950 Hwy 6 + 50
 City / State / Zip Gruita, 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.

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|---|--|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>Rmf-8</u> | Maximum coverage of lot by structures <u>70%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <u>—</u> NO _____ |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District <u>D</u> Driveway Location Approval <u>[Signature]</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).

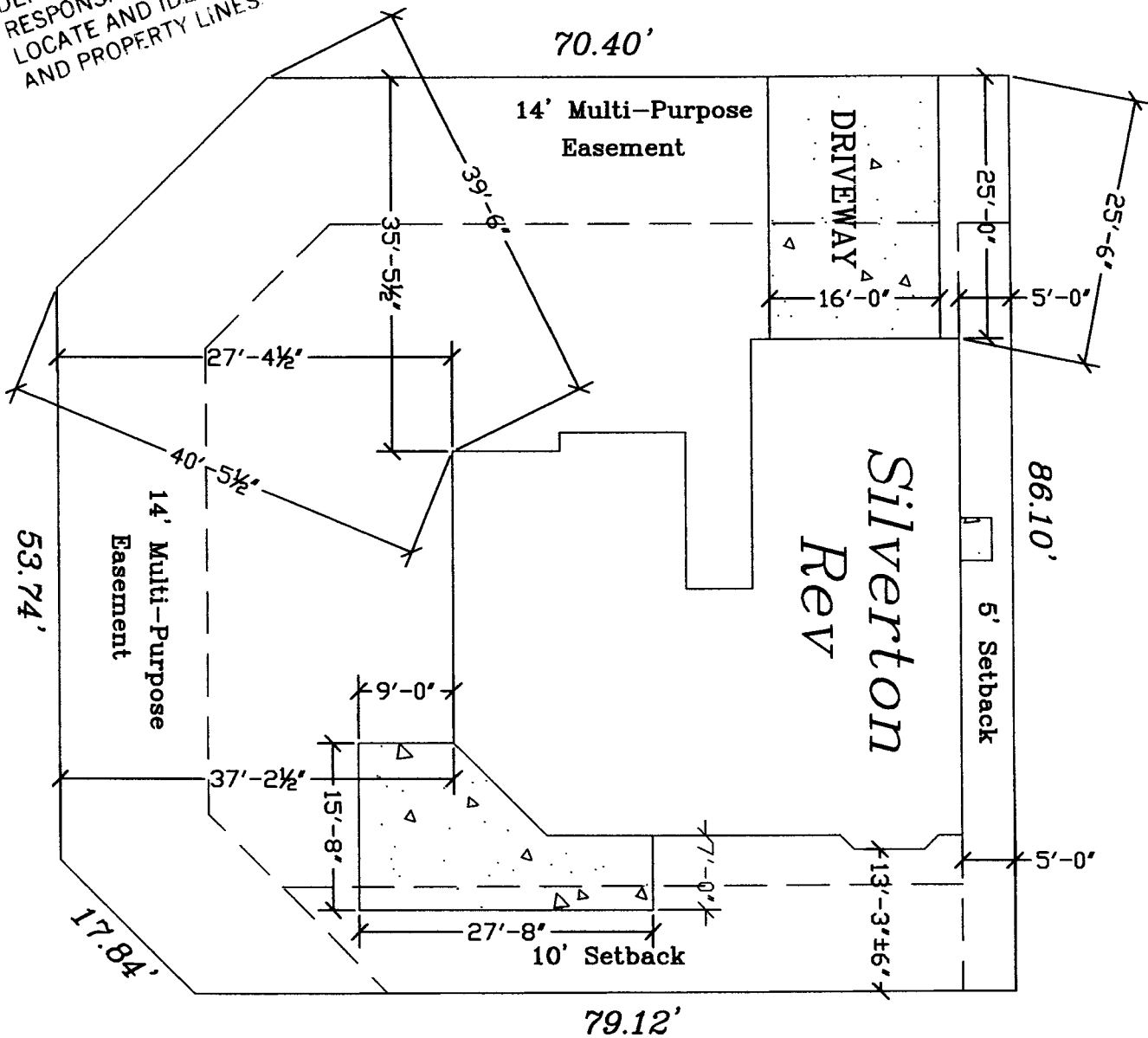
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7/18/05
 Department Approval [Signature] Date 7/27/05

| | | | |
|--|---|-----------------------------|------------------------|
| Additional water and/or sewer tap fee(s) are required: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | W/O No. <u>PL CGUD</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/27/05</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)

7/27/05
 ACCEPTED *Chase 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.



*drive
 ok
 7/21/05*

| | | | |
|------|----|------|-------|
| DATE | BY | CHKD | APP'D |
| | | | |



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

642 Longs Peak Dr
 Summit View Estates
 Lot 15 Block 1

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |