

FEE \$ 10.00
TCP \$ 1500.00
SIF \$ ϕ (credit)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department (a)

BLDG PERMIT NO. _____

Building Address 1643 Longs Peak Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-81-005 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2592
 Subdivision Summit View Estates Sq. Ft. of Lot / Parcel 8569
 Filing 1 Block 4 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2992
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Zeck Homes, Inc.
 Address 1950 Highway 6 and 50
 City / State / Zip Fruita, 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 Highway 6 and 50
 City / State / Zip Fruita, 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.

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
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "D" Driveway Location Approval [Signature]
 (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 3/3/05
 Department Approval [Signature] Date 3/10/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PL 06150</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/10/05</u>

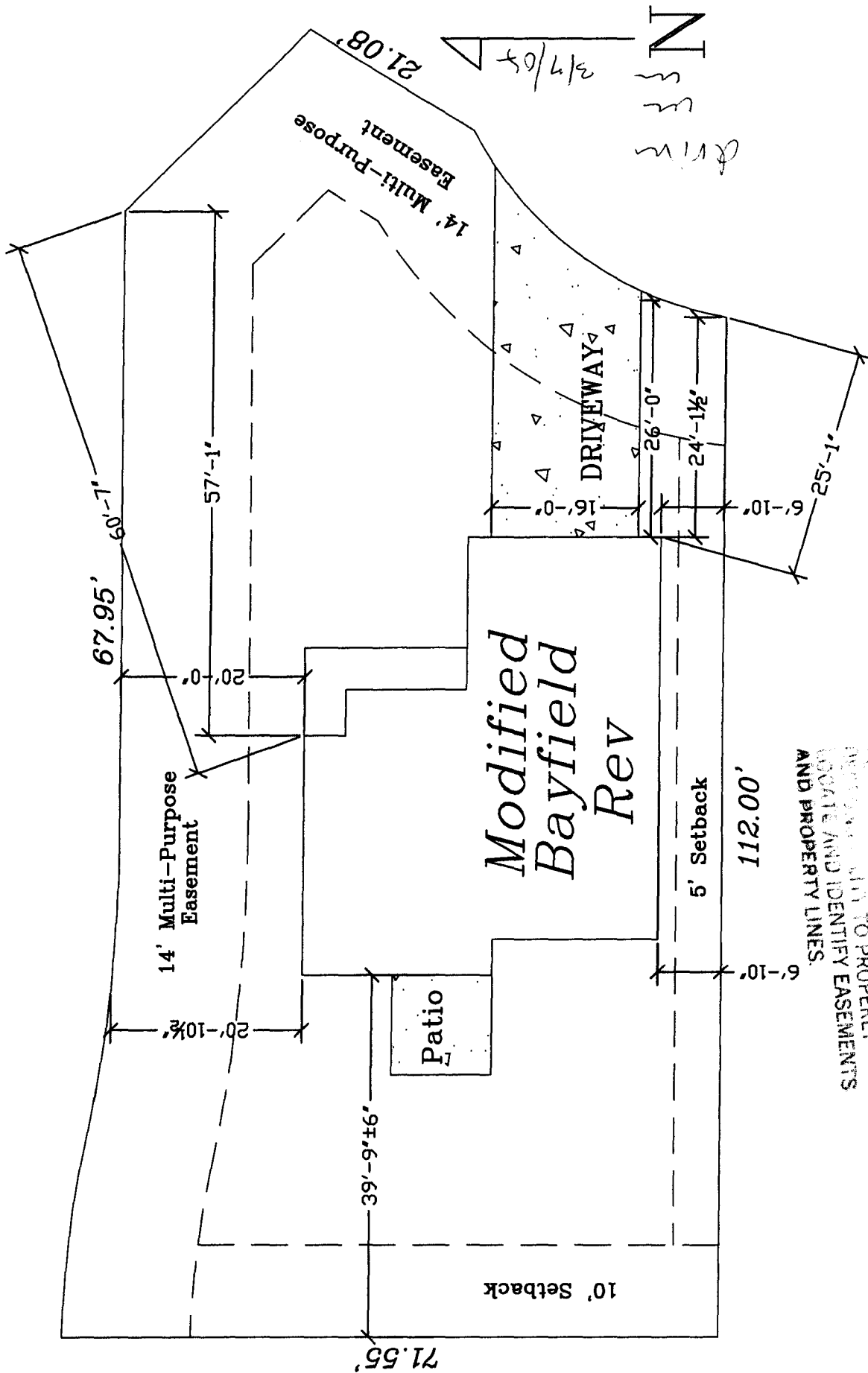
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SYMBOL	
DATE	
SCALE	
BY	
CHECKED	

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

643 Longs Peak Ct
 Summit View Estates
 Lot 5 Block 4

DATE	
BY	
CHECKED	
SCALE	
SYMBOL	



ACCEPTED *Mick Moore 3/16/05*
 ALL SETBACKS MUST BE
 IDENTIFIED TO CITY PLANNING
 DEPARTMENT TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.