

FEE \$ <u>10.00</u>
TCP \$ <u>1500.00</u>
SIF \$ <u>0</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 648 Longs Peak Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-78-012 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2123
 Subdivision Summit View Estates Sq. Ft. of Lot / Parcel 6130
 Filing 1 Block 1 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2220
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Zeck Homes, Inc.
 Address 1950 Hwy 6 & 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 Hwy 6 & 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: Single Family Residence

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 X 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 NA
 (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).

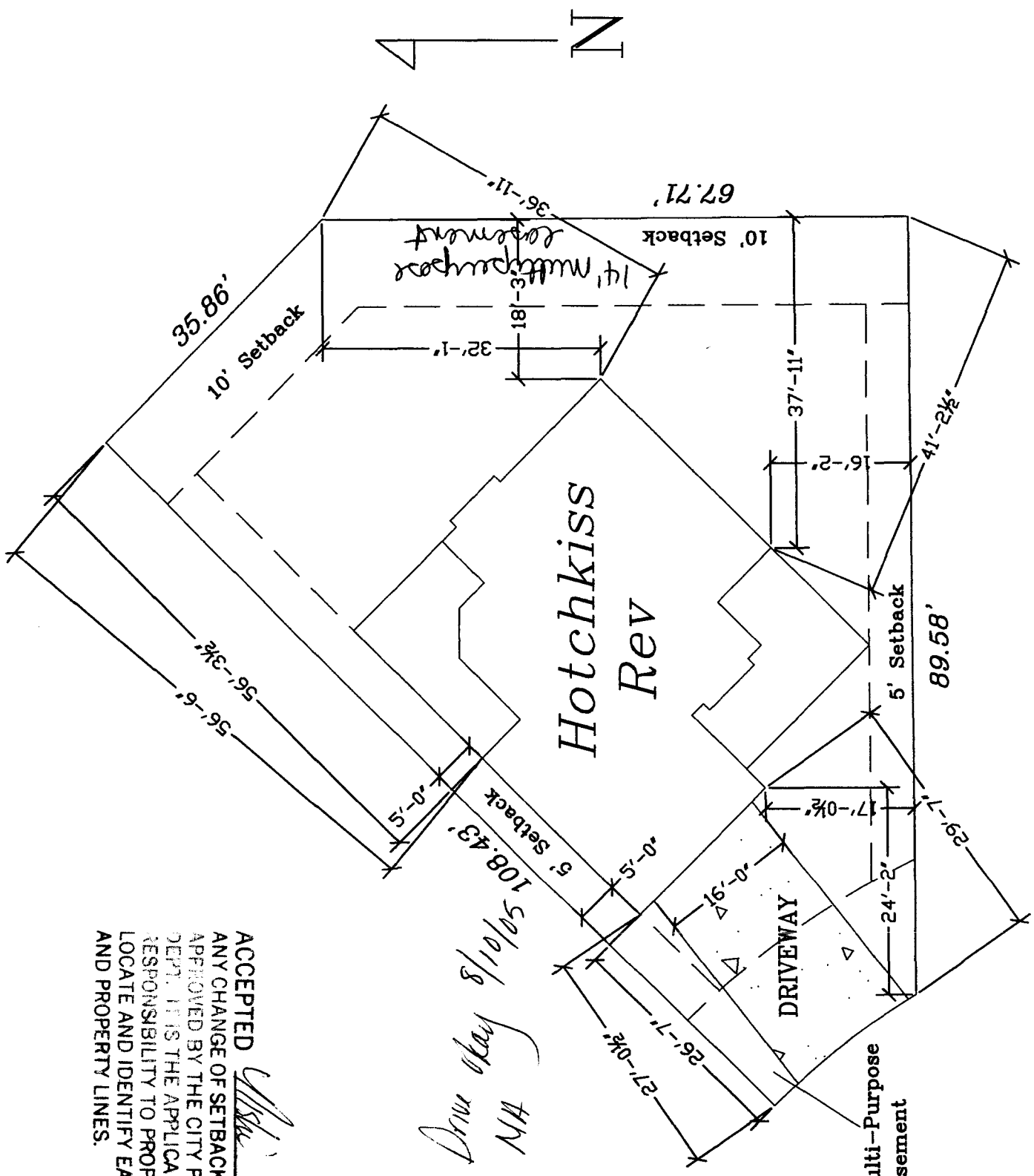
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/2/05
 Department Approval [Signature] Date 8/10/05

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. P2 CGVSD
 Utility Accounting [Signature] Date 8/10/05

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)

Zeck Homes, Inc
 1950 Hwy 6 & 50
 Fruita, CO 81621
 (970) 858-0178



Hotchkiss Rev

14' Multi-Purpose Easement

*Drive okay 8/10/05
 MA*

ACCEPTED
Mike Moore 8/10/05
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.