

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 0

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

BLDG PERMIT NO.

Building Address 642 Mount Julian Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-81-003 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1973
 Subdivision Summit View Estates Sq. Ft. of Lot / Parcel 7077
 Filing 1 Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1973~~ 2373

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: _____

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 7090
 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 RAT
 (Engineer's Initials)

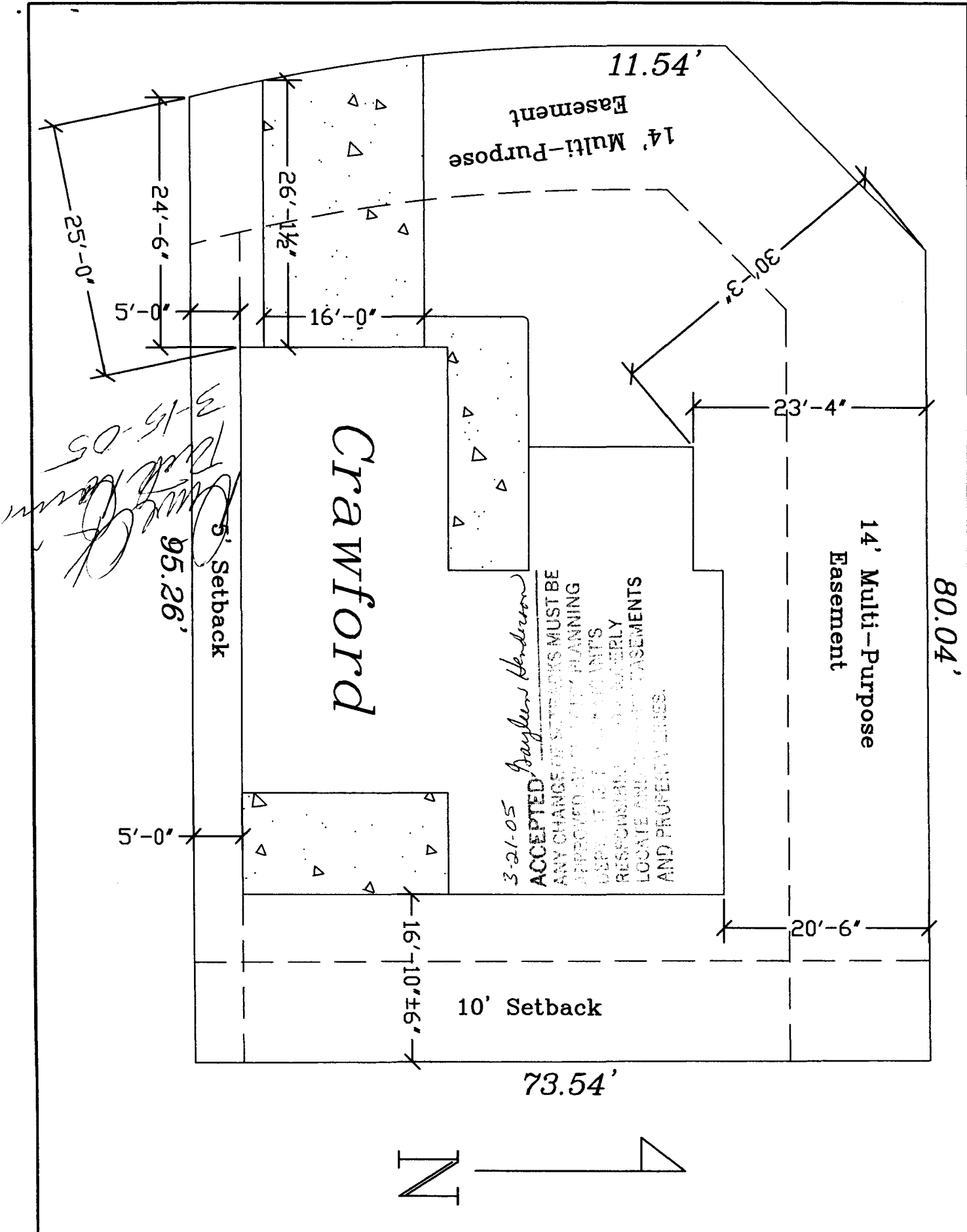
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Jeni Arnold Date 2/9/05
 Department Approval JH Gayleen Henderson Date 3-21-05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>PL CGVSD</u>
Utility Accounting	<u>D Overhol</u>	Date	<u>3/21/05</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)



Crawford

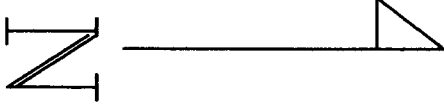
14' Multi-Purpose Easement

14' Multi-Purpose Easement

5' Setback

10' Setback

3-21-05
 ACCEPTED *Jaylene Anderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AND THE COUNTY ENGINEER. THE OWNER IS RESPONSIBLE FOR PROPERLY LOCATE AND MARK THE EASEMENTS AND PROPERTY LINES.



DATE	BY	REV	DESCRIPTION	DATE	BY	REV	DESCRIPTION
Zeck Homes, Inc 1950 Hwy 6 & 50 Fruita, CO 81521 (970) 858-0178				642 Mount Julian Drive Summit View Estates Lot 3 Block 4			