

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

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

BLDG PERMIT NO. _____

Building Address 643 Mt. Julian Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-80-003 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1840
 Subdivision Summit View Estates Sq. Ft. of Lot / Parcel 6969
 Filing 1 Block 3 Lot 3
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1840 2240
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jick Homes Inc.
 Address 1950 Hwy 6450
 City / State / Zip Fruta, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Jick Homes Inc.
 Address 1950 Hwy 6450
 City / State / Zip Fruta, 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 ~~RES-8~~ RLF-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 Engineered foundation required
 Voting District B 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 4/19/05
 Department Approval NAC [Signature] Date 4/20/05

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>PO @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/20/05</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)

DATE	
BY	

643 Mount Julian Drive
Summit View Estates
Lot 3 Block 3

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

DATE	9/17/05
BY	MS
DATE	MAS
DATE	
DATE	

