

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 644 Mt. Julian Dr. No. of Existing Bldgs 0 No. Proposed ~~1~~ 1  
 Parcel No. 2943-053-79-001 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1993  
 Subdivision Summit View Estates Sq. Ft. of Lot / Parcel 6497  
 Filing 1 Block 2 Lot ~~1~~ 1  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1804  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Jack 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 Jack 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.**

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>W</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).

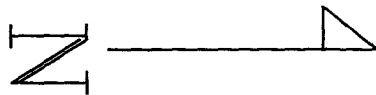
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Maloof Date 7/18/05  
 Department Approval Jack Homes Date 7/27/05

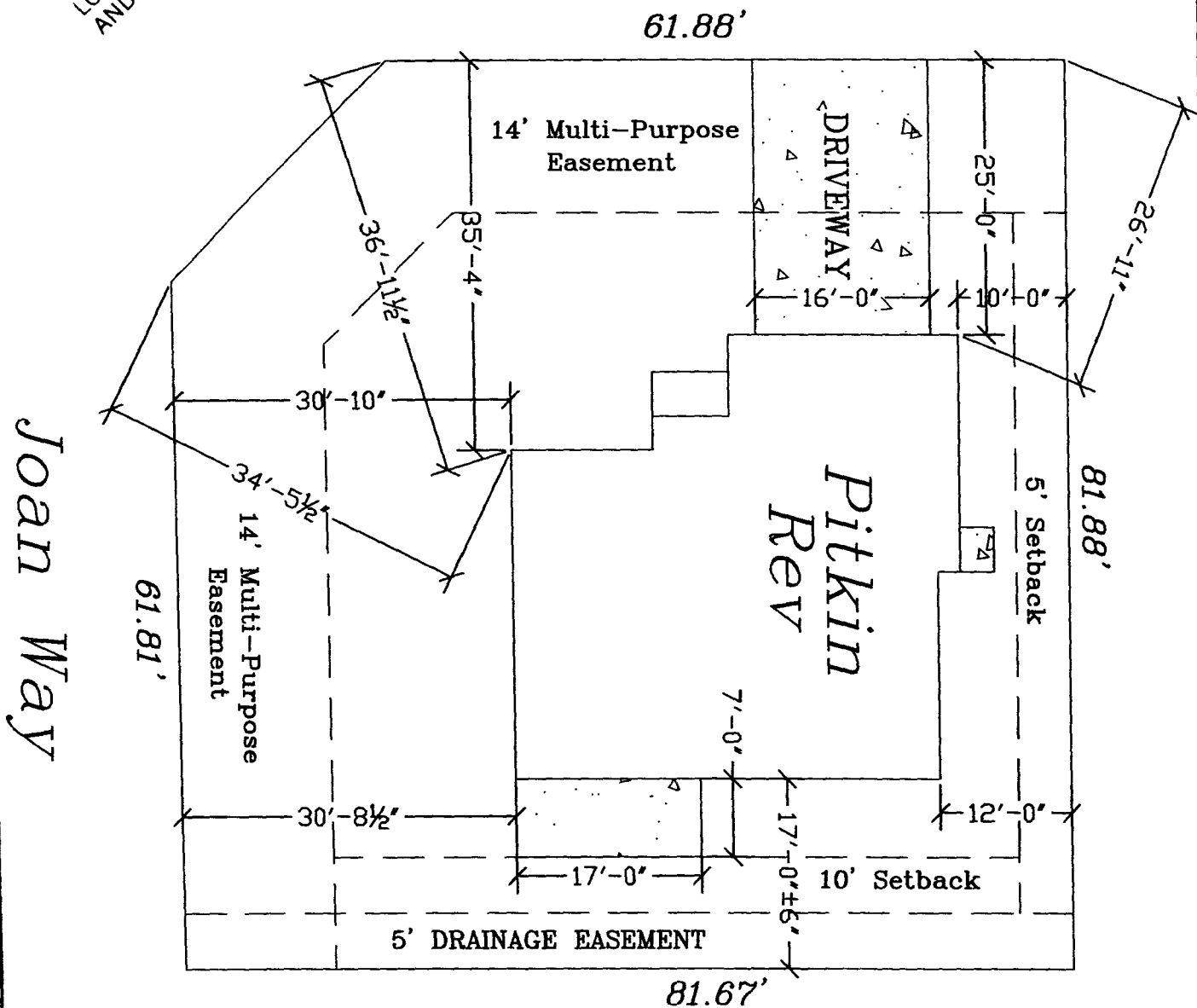
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PLCGUD</u>
Utility Accounting <u>W Downhoff</u>	Date <u>7/27/05</u>		

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)

ACCEPTED C. 7/21/05  
 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.



# Mount Julian Dr



drive  
 over  
 in  
 7/21/05

DATE	7/21/05
BY	JTB
FOR	W/S

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

644 Mount Julian Dr  
 Summit View Estates  
 Lot 1 Block 2

REVISION	BY	DATE