

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00
 Credit

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

BLDG PERMIT NO. _____

Building Address 646 Mt. Julian Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2A3-053-00-033 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1775
 Subdivision Summit View Estates Sq. Ft. of Lot / Parcel 6268
 Filing 1 Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1775~~ 2175

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 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 ML
 (Engineer's Initials)

FEB 03 2005

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).

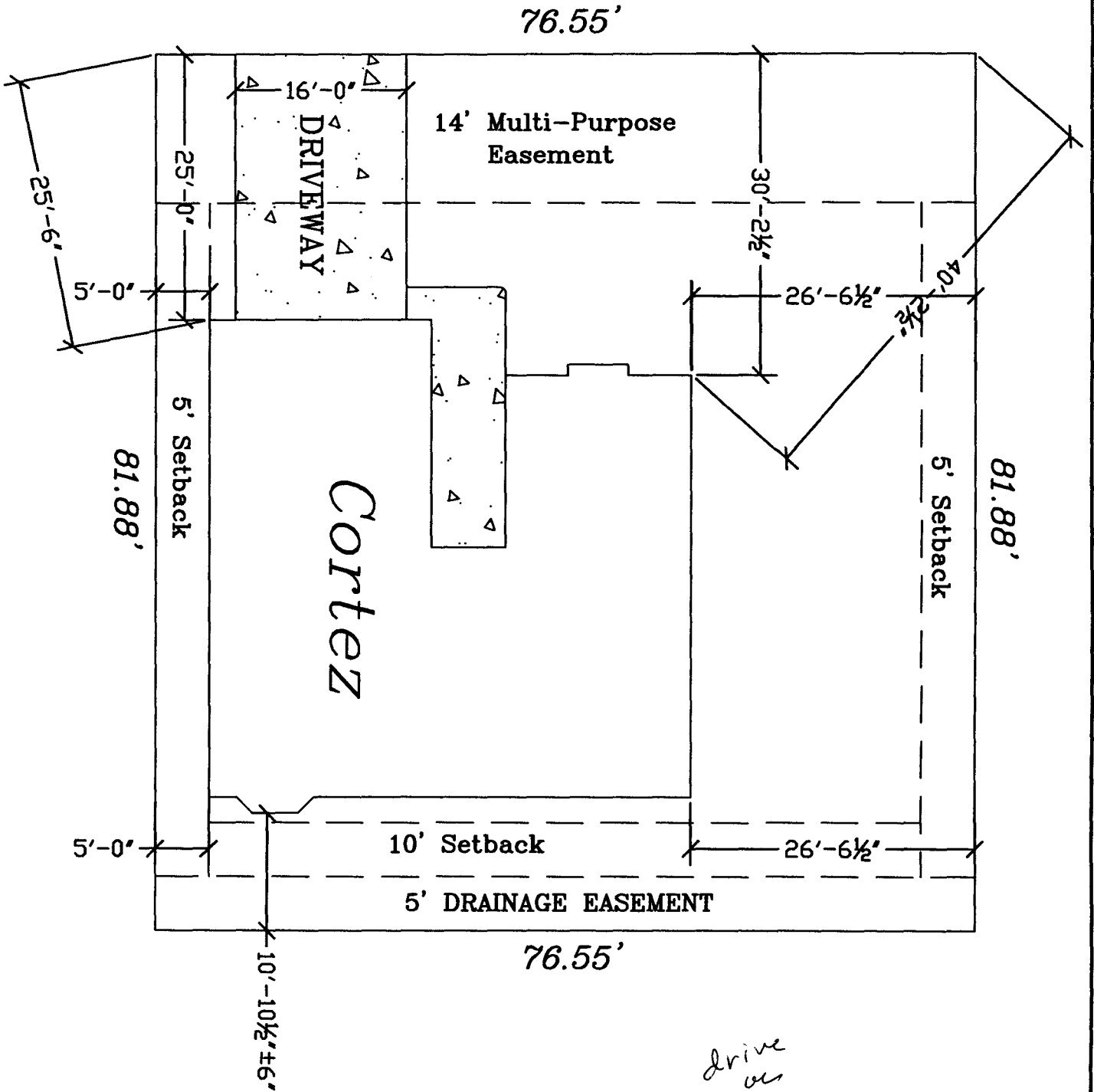
Applicant Signature Jeni Arnold Date 12/2/04
 Department Approval NA Yiska Wagon Date 2-9-05

Additional water and/or sewer tap fee(s) are required:	YES <u>4</u> NO	W/O No. <u>17901</u>
Utility Accounting <u>T. Bersley</u>	Date _____	

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
EXISTENCE OF SETBACKS MUST BE
VERIFIED BY THE CITY PLANNING
DEPARTMENT AND APPLICANT'S
RECORDS TO PROPERLY
CREATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Alshi Aragon 2/9/05



*drive
as
2/3/05*

No.	Date	BY	Title	Date	<p>Zeck Homes, Inc. 1950 Hwy 6 & 50 Fruita, CO 81521 (970) 858-0178</p>	<p>646 Mount Julian Drive Summit View Estates Lot 2 Block 2</p>	<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>					