

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ Ø

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

BLDG PERMIT NO. _____

Building Address 649 Mt. Julian Dr.
 Parcel No. 2943-053-78-004
 Subdivision Summit View Estates
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs Ø No. Proposed 1
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 1894
 Sq. Ft. of Lot / Parcel 6216
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1838
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jack Abmas, EInc.
 Address 1950 Hwy 6 & 50
 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 Jack Abmas, EInc.
 Address 1950 Hwy 6 & 50
 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 <u>RMF-E</u>	Maximum coverage of lot by structures <u>7090</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
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>TRAD</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 [Signature] Date 7/5/05
 Department Approval [Signature] Date 7/12/05

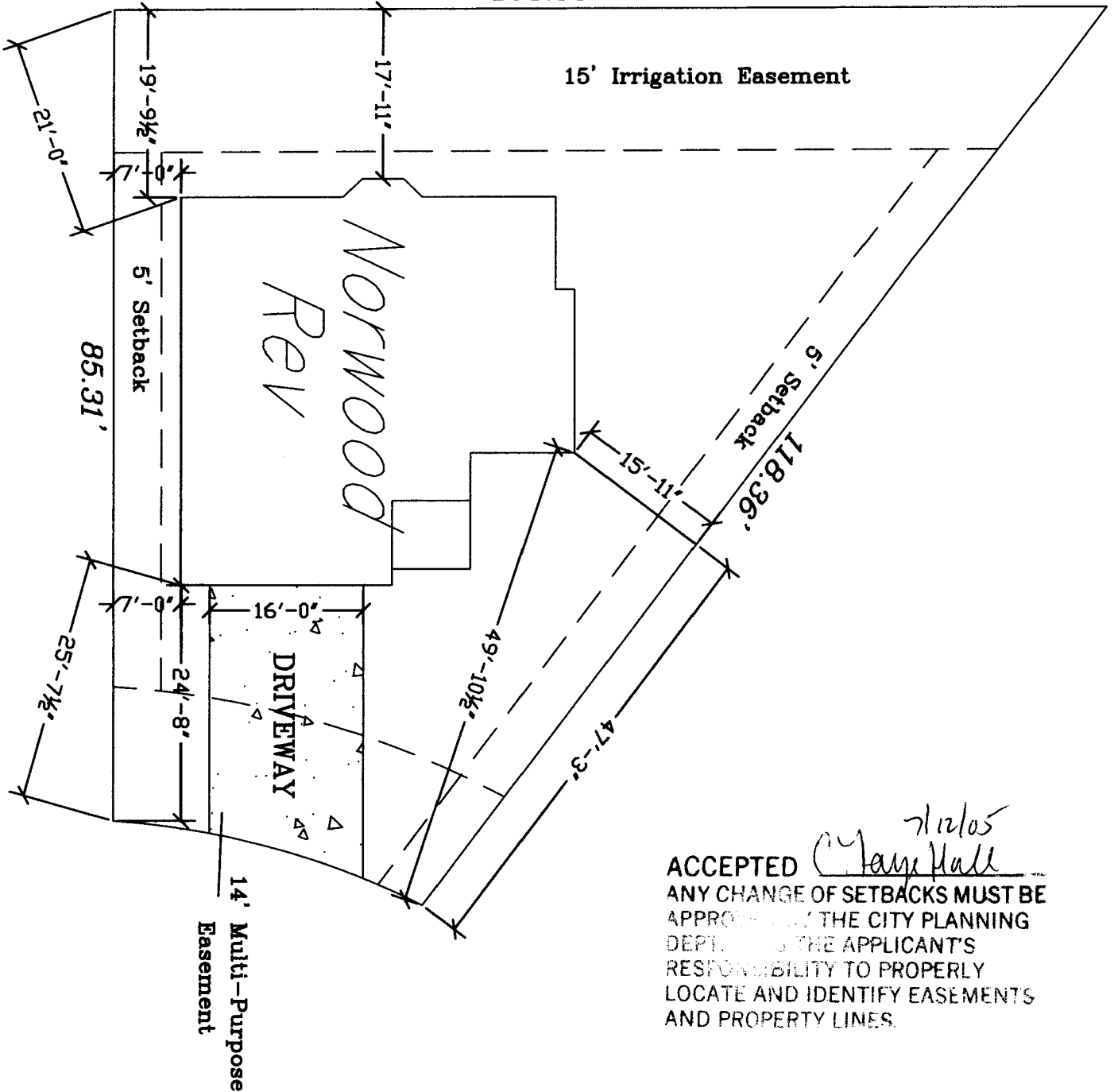
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No	<u>PL, CGUSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/12/05</u>

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)



103.58'

15' Irrigation Easement



ACCEPTED *7/12/05*
Cheryl Hall
 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.

DATE	9/15/05
BY	MS
CHKD	
APP	



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

649 Mount Julian Dr
 Summit View Estates
 Lot 4 Block 1
