

FEE \$ 10.00  
TCP \$ ~~1589.00~~ H  
SIF \$ ~~292.00~~

# PLANNING CLEARANCE

BLDG PERMIT NO.

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

965/9-54788

Building Address 646 MT. JULIAN DR  
Parcel No. 2943-053-79-002  
Subdivision Summit View Estates  
Filing 1 Block 2 Lot 2

No. of Existing Bldgs 1 No. Proposed 1  
Sq. Ft. of Existing Bldgs 1409 Sq. Ft. Proposed ~~1409~~ 329  
Sq. Ft. of Lot / Parcel 6268  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1409~~ 1738  
Height of Proposed Structure 12'9"

### OWNER INFORMATION:

Name MARK J. CARTER  
Address 646 MT. JULIAN DR  
City / State / Zip GJ CO 81504

### DESCRIPTION OF WORK & INTENDED USE:

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

Adding 2 Bedrooms -

### APPLICANT INFORMATION:

Name MARK J. CARTER  
Address 646 MT. JULIAN DR  
City / State / Zip GJ CO 81504  
Telephone 970-640-4556

- \*TYPE OF HOME PROPOSED:
- Site Built
  - Manufactured Home (HUD)
  - Other (please specify): \_\_\_\_\_
  - Manufactured Home (UBC)

NOTES: NO WTR/SWR CHARGES

**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 R-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  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 dit (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).

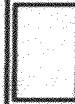
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

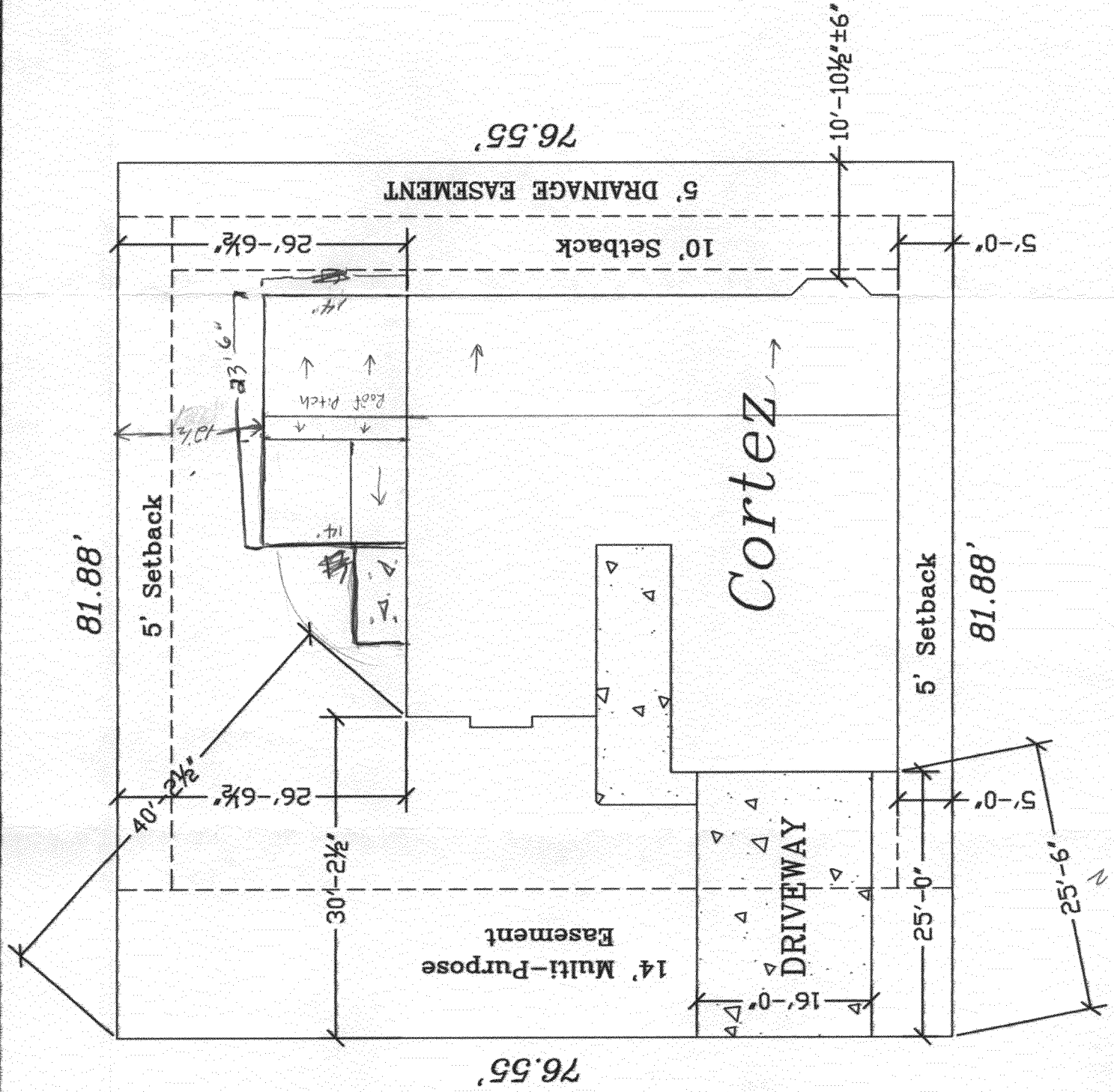
Applicant Signature [Signature] Date 8-21-07  
Department Approval JAR Gayleen Henderson Date 8-27-07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>No Wtr/Swr Charges</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/27/07</u>		

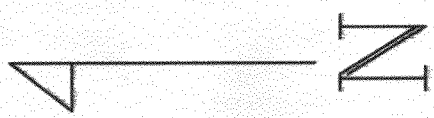

646 Mount Julian Drive  
Summit View Estates  
Lot 2 Block 2

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



*Mt. Julian Dr.*



ACCEPTED  
8-27-07  
JRP  
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.

*Angela Henderson*