

|        |                    |
|--------|--------------------|
| FEE \$ | 10.00              |
| TCP \$ | 1000.00            |
| SIF \$ | <del>2000.00</del> |

# PLANNING CLEARANCE

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

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



Your Bridge to a Better Community

BLDG ADDRESS 3134 Cross Canyon Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 1765

TAX SCHEDULE NO. 2943-152-93-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summit Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1765

FILING 1 BLK 4 LOT 3

NO. OF DWELLING UNITS: Lot .149 acres  
 Before: 0 After: 1 this Construction  
701 sq ft

(1) OWNER Zeck

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1950 Hwy 16 + 50

USE OF EXISTING BUILDINGS single family residence

(1) TELEPHONE (970) 858-0178

DESCRIPTION OF WORK & INTENDED USE N/A

(2) APPLICANT Zeck

TYPE OF HOME PROPOSED:

(2) ADDRESS 1950 Hwy 16 + 50

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) \_\_\_\_\_

(2) TELEPHONE (970) 858-0178

**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-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20 from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5 from PL, Rear 25 from PL

Parking Req'mt 2

Maximum Height 35 ft

Special Conditions Engineered Foundations Required

Voting District C

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Juni Arnold

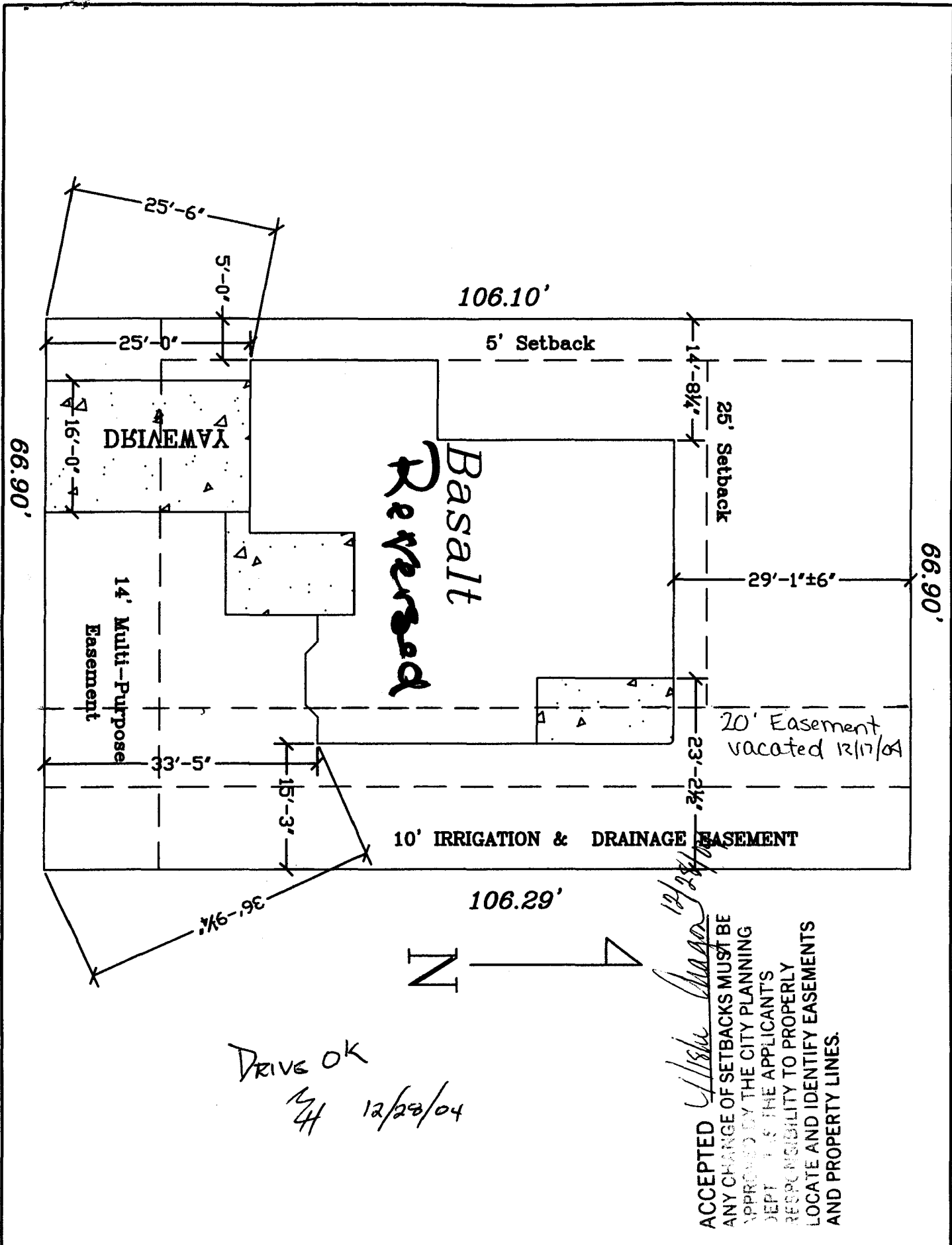
Date 9/22/04

Department Approval Nisha Nagar

Date 12/28/04

|  |   |                             |                          |
|--|---|-----------------------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>FD @ CGV.</u> |
| Utility Accounting <u>N</u>                            | Date <u>12/28/04</u>                    |                             |                          |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



DRIVE OK  
 2/4 12/28/04

ACCEPTED *[Signature]* 12/28/04  
 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.

|   |  |  |  |
|---|--|--|--|
| Zeck & Associates, LLC<br>P.O. Box 550<br>Fruita, CO 81521-0550<br>(970) 858-0178 |  | 3134 Cross Canyon Lane<br>Summit Meadows West<br>Lot 3 Block 4 |  |
|---|--|--|--|