

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 3136 Cross Canyon Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-96-001 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1754
 Subdivision Summit View Meadows Filing Sq. Ft. of Lot / Parcel 5906
 Filing 2 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2274
 Height of Proposed Structure _____

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 <u>RFR-8</u>		Maximum coverage of lot by structures <u>70</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>C</u>	Driveway Location Approval _____ (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 Feb 28/07
 Department Approval [Signature] Date 3-26-07

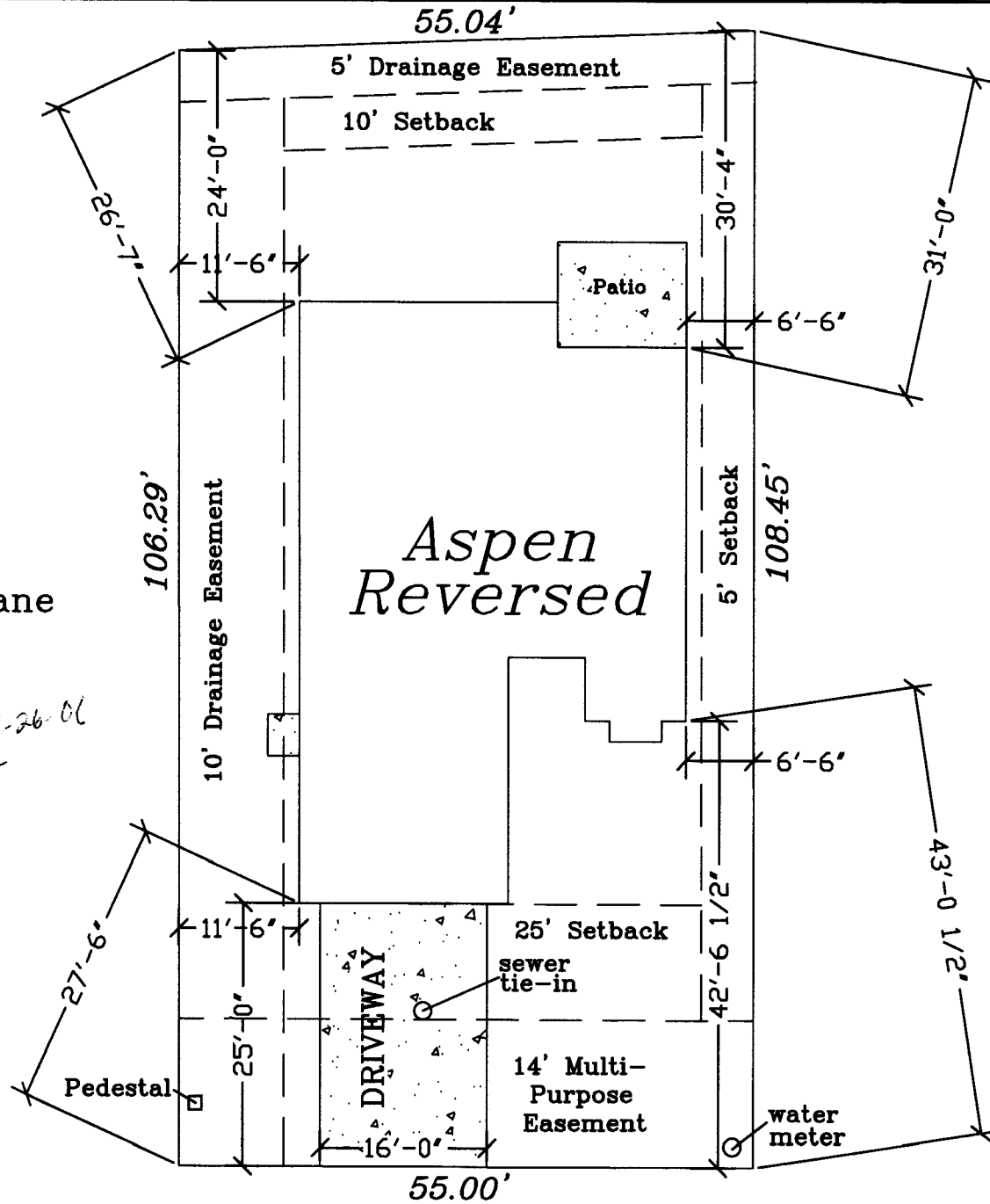
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pa @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/26/07</u>		

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)

3136 Cross Canyon Lane
 Lot 1 Block 2
 5906 sq. ft.



J. Albu Page 3-26-01



CROSS CANYON LANE

REVISION	BY

3136 Cross Canyon Lane
 Summit View Meadows II
 Lot 1 Block 2

Zeck Homes, Inc
 1950 Hwy 6 & 50
 Fruita, CO 81521
 (970) 868-0178



Date	4/19/07
Scale	1/2" = 1'
Drawn	MAF