

FEE \$ 10.00  
 TCP \$ 1589.00  
 SIF \$ 400.00

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

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

Building Address 3155 1055 Canyon Blvd No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-152-95-017 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1701  
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5587  
 Filing 2 Block 1 Lot 17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~1803~~ 1803  
 Height of Proposed Structure 25

**OWNER INFORMATION:**

Name Zack Hines, 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 Zack Hines, Inc.  
 Address 1950 Hwy 6 + 50  
 City / State / Zip Fruita, CO 81521  
 Telephone (970) 358-0718

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-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 <u>Eng. Foundation Required</u>
Voting District <u>C</u> Driveway Location Approval <u>[Signature]</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 12-27-06  
 Department Approval [Signature] Date 1-12-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ OMSP</u>
Utility Accounting <u>Kate Ebbert</u>	Date <u>1/12/07</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)

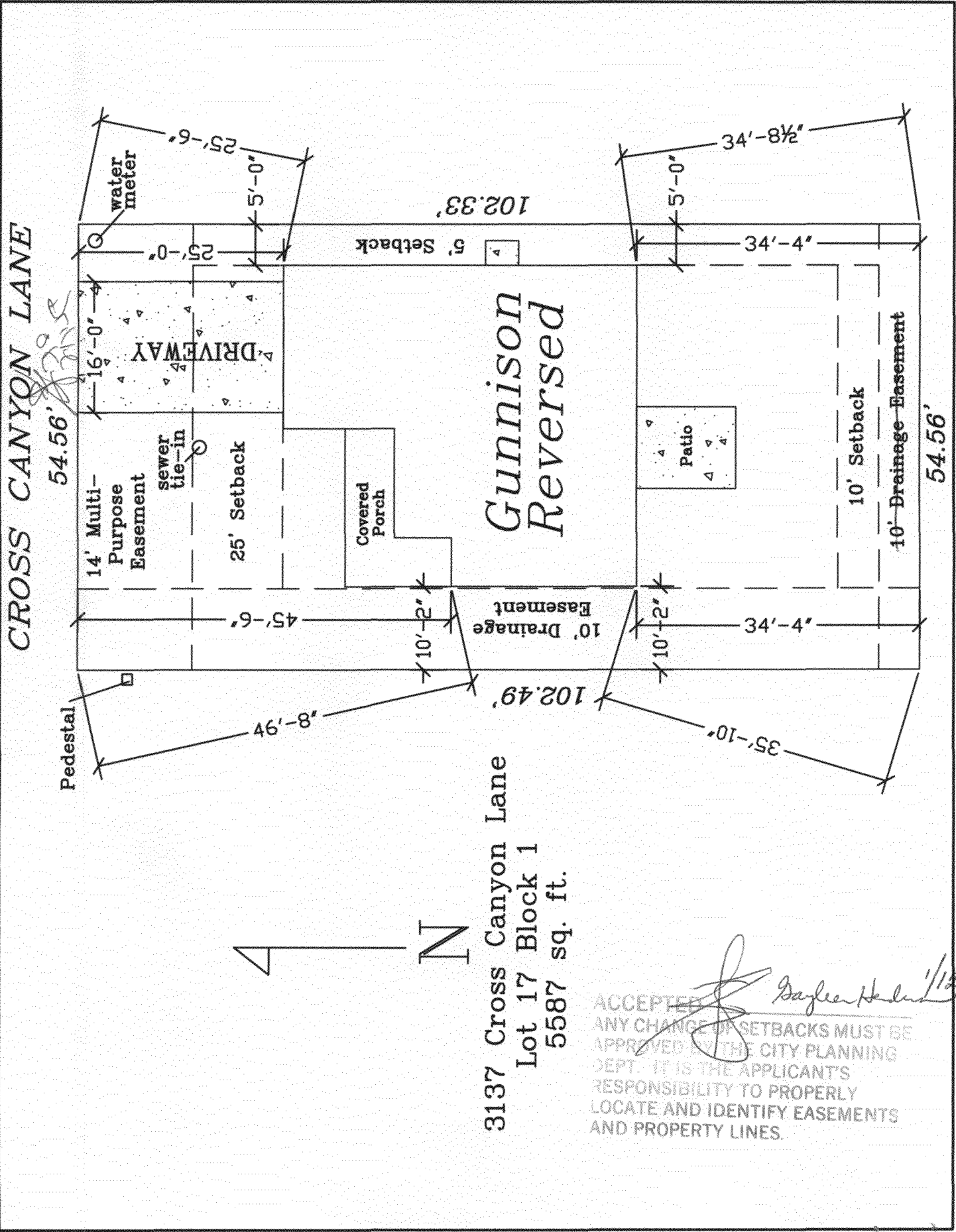
REVISIONS	

3137 Cross Canyon Lane  
Summit View Meadows II  
Lot 17 Block 1

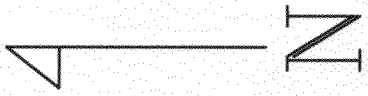
Zeck Homes, Inc  
1960 Hwy 6 & 50  
Fruita, CO 81521  
(970) 858-0178



Date	11/13/06
Scale	N/A
Sheet	MAP



3137 Cross Canyon Lane  
Lot 17 Block 1  
5587 sq. ft.



ACCEPTED  
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.  
Bayler Hedden 1/13/07