

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 3138 Cross Canyon Ln No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-152-96-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1943  
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5807  
 Filing 2 Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1925  
 Height of Proposed Structure 25'

**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.**

<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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____ (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 2-1-07

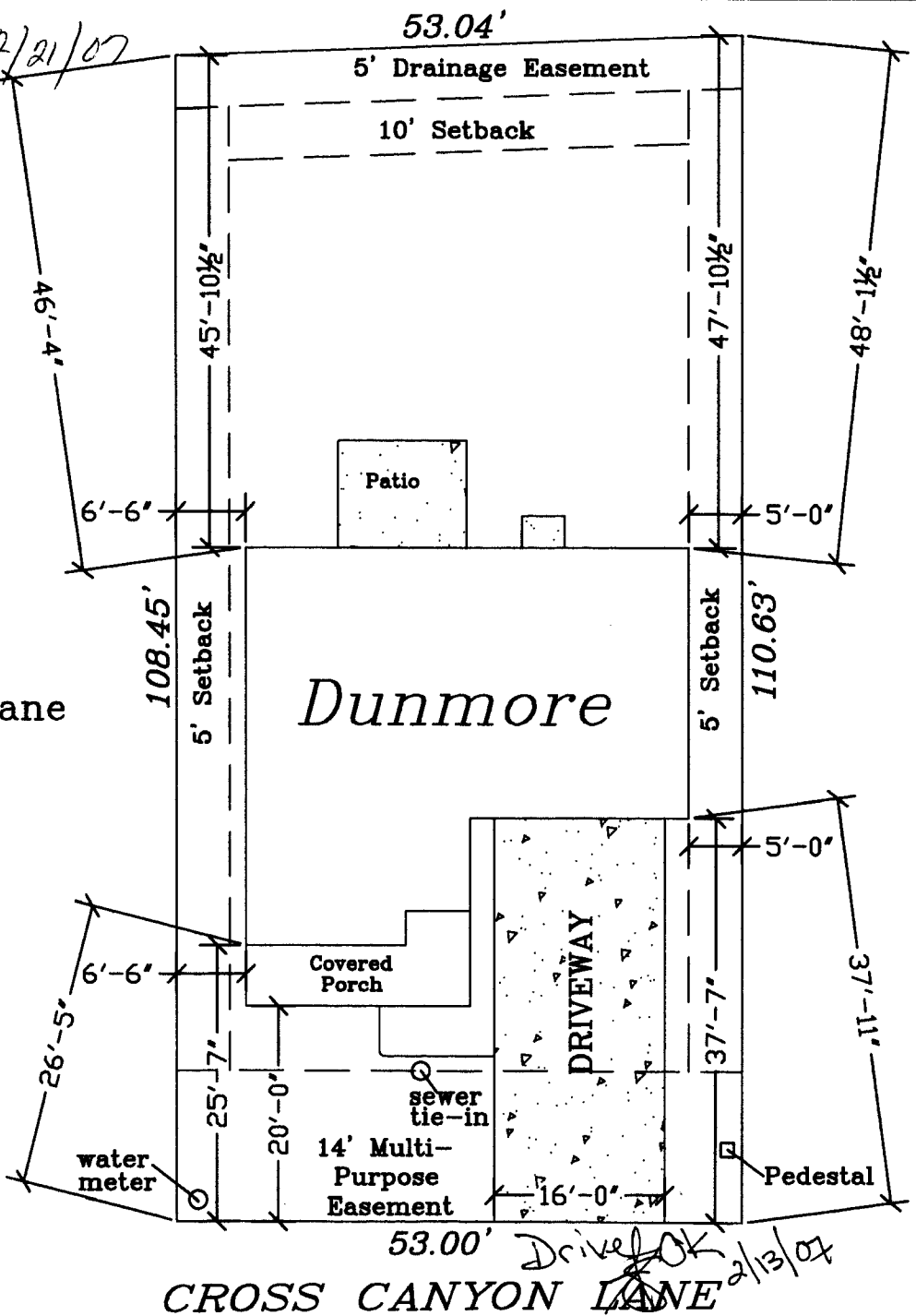
Department Approval [Signature] Date 2-21-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Pd @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/21/07</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)

*Mislu Anagn 2/21/07*

3138 Cross Canyon Lane  
 Lot 2 Block 2  
 5807 sq. ft.



3138 Cross Canyon Lane	11	12
Summit View Meadows II		
Lot 2 Block 2		
Zeck Homes, Inc		
1950 Hwy 6 & 50		
Fruita, CO 81521		
(970) 858-0178		
<b>ZH</b>		
11/15/08		
11/15/08		
MAP		