

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 3139 Cross Canyon Ln No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-95-018 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1500
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5579
 Filing #2 Block 1 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1848
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Zeck Homes, Inc
 Address 1950 Hwy 16 + 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 16 + 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>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>Engineered foundation required</u>		
Voting District <u>B/C</u>	Driveway Location Approval <u>NA</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 Geni Arnold Date 12-27-06
 Department Approval NA Tucker Paris Date 1-22-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Paid @ CEV
 Utility Accounting Cartelberry Date 1/22/07

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	BY	DATE

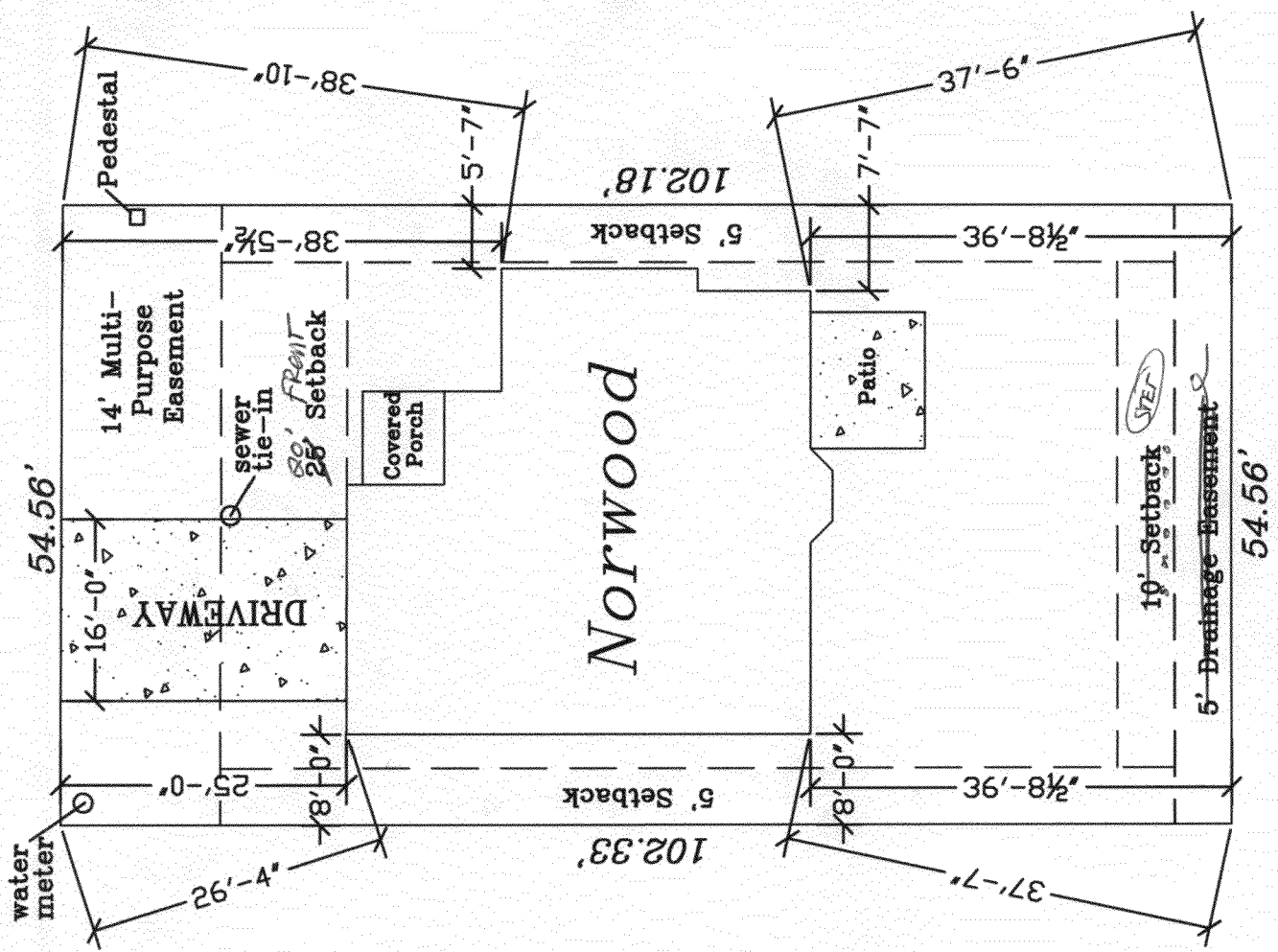
3139 Cross Canyon Lane
Summit View Meadows II
Lot 18 Block 1

Zeck Homes, Inc
1950 Hwy 6 & 50
Fruita, CO 81621
(970) 858-0178

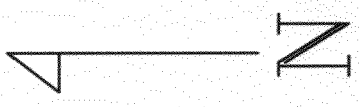


Date: 11/14/08
Scale: N/A
Sheet: MAP

CROSS CANYON LANE



Drive okay
NA



3139 Cross Canyon Lane
Lot 18 Block 1
5579 sq. ft.

ACCEPTED 1-22-07 JH
NA Judith Pae
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

There are no easements on the back of the lot.