

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 3140 Cross Canyon Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-152-96-003 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2203
 Subdivision Summit View Meadows Filing Sq. Ft. of Lot / Parcel Le 220
 Filing 2 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2080
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Zeck Homes Inc.
 Address 1950 Hwy 6450
 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 6450
 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Eng foundation reqd
 Voting District "C" Driveway Location Approval [Signature]
 (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 4-2-07

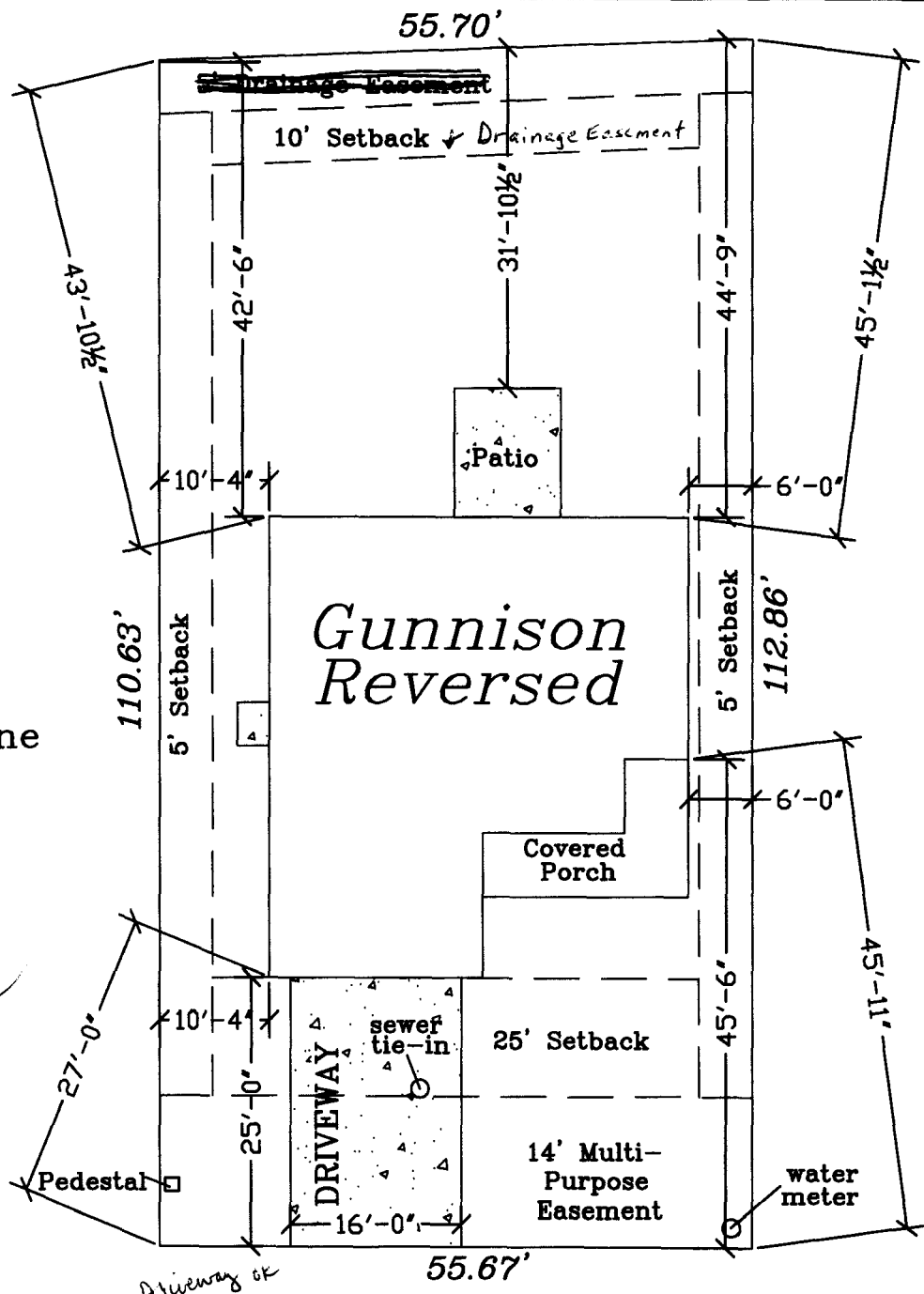
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pd@ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/2/07</u>		

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)



3140 Cross Canyon Lane
Lot 3 Block 2
6220 sq. ft.

4-2-07
9314 Wendy Spurr
PLANNING DEPARTMENT
PLANNING & ZONING
DIVISION
CITY OF FRUITA, CO
EASEMENT
AND LOT LINES



Driveway OK

CROSS CANYON LANE

REVISION	BY
3140 Cross Canyon Lane Summit View Meadows II Lot 3 Block 2	
Zeck Homes, Inc 1950 Hwy 6 & 50 Fruita, CO 81521 (970) 858-0178	
Date	02/21/07
By	WTS
	NJC