

FEE \$ <u>10.00</u>
TCP \$ <u>1589.00</u>
SIF \$ <u>460.00</u>

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

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

Building Address 3141 Cross Canyon Ln. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-152-95-019 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2455  
 Subdivision Summit View Meadows Sq. Ft. of Lot / Parcel 5571  
 Filing 2 Block 1 Lot 19  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1790  
 Height of Proposed Structure 20'

**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>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 <u>Eng foundation req'd</u>
Voting District <u>"C"</u> Driveway Location Approval <u>GH</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 \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval Ed. Judith A. P... Date 1/29/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>collected @ CGVS</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-29-07</u>

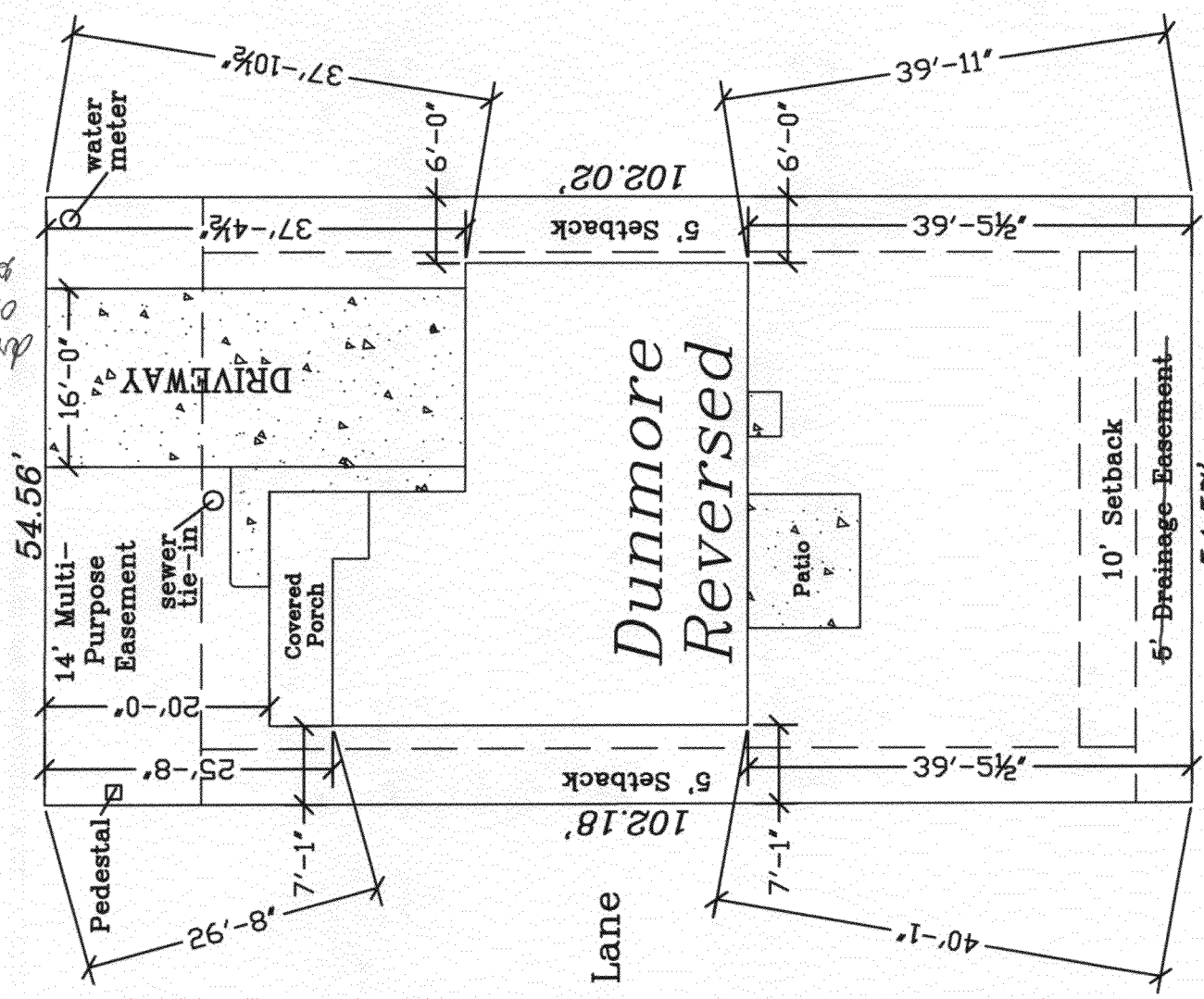
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED  
 Bid Submittal  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

3141 Cross Canyon Lane  
 Lot 19 Block 1  
 5571 sq. ft.



CROSS CANYON LANE



No drainage easement in rear

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 Fruita, CO 81521  
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