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FEE \$	10 <sup>-</sup>
TCP \$	1589 <sup>-</sup>
SIF \$	460 <sup>-</sup>

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

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

Building Address 3151 Cross Canyon Lane  
 Parcel No. 29143-151-10-015  
 Subdivision Chatfield III  
 Filing 3<sup>-</sup> Block 1 Lot 15

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2209  
 Sq. Ft. of Lot / Parcel 7820.18  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3150  
 Height of Proposed Structure 18.5

**OWNER INFORMATION:**

Name Ridemore Enterprises  
 Address 703 23<sup>rd</sup> 1/2 Road  
 City / State / Zip Grand Jct., CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ridemore Enterprises  
 Address 703 23<sup>rd</sup> 1/2 Road  
 City / State / Zip Grand Jct., CO 81505  
 Telephone 970-7444

\*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-5</u>	Maximum coverage of lot by structures <u>60%</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>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>C</u>	Driveway Location Approval <u>WS</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).

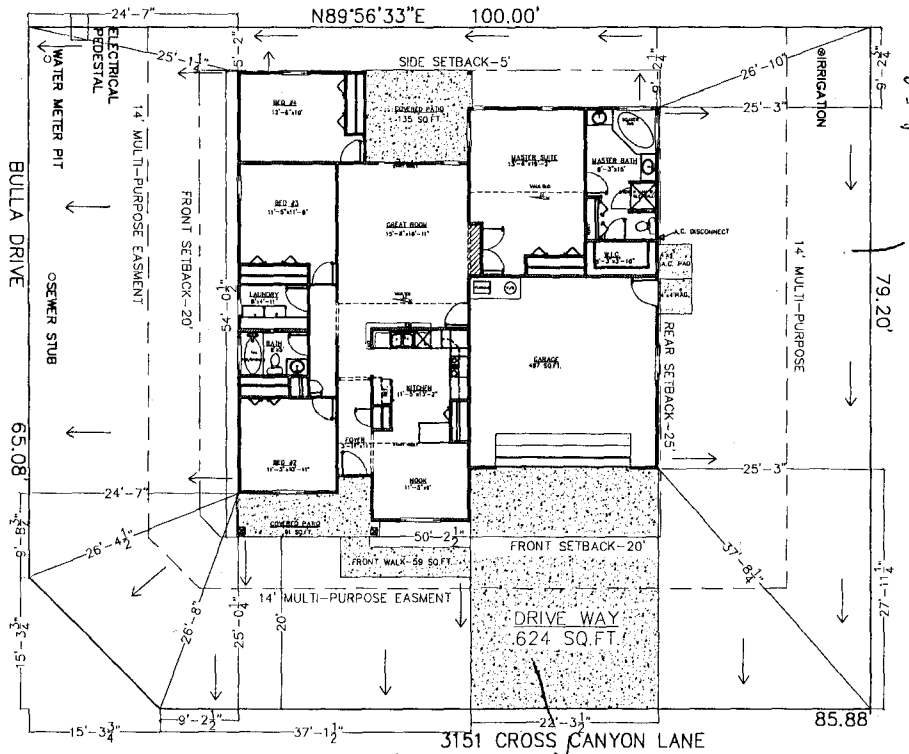
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/3/07  
 Department Approval WS [Signature] Date 4/1/07

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>6/1/07</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)

4/11/07  
 W. M. Shaw  
 BE



*drive way BR*

*20' front setback*

# PLOT PLAN

scale: 1"=10'-0"

CHATFIELD III  
 LOT 15/BLOCK 1  
 7820.18 SQ.FT.

TOTAL LIVING=1712 SQ. FT.  
 GARAGE=497 SQ. FT.

MIN. Top Of Foundation-4655.13'  
 MAX. Top Of Foundation-4657.13'

SETBACKS  
 20' Front  
 25' Rear  
 5' Sides

LOT GRADING DRAINAGE TYPE A  
 DRAINAGE →

FLATWORK (uncovered unless noted) (sq. ft.)	
COVERED REAR PATIO	135
COVERED FRONT PATIO	91
FRONT WALK	59
A.C. PAD	16
4x4 PAD	16
DRIVE WAY	624
Total	941



3151 CROSS CANYON LANE  
 LOT 15/ BLOCK 1 CHATFIELD III  
 #1712 C1

REVISIONS:  
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 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWING BY:  
 ASHLEY CHADD  
 PLAN DATE:  
 4/30/07

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