

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 3150 CROSS CANYON LN
 Parcel No. 2943-151-16-003
 Subdivision CHAFFIELD III
 Filing _____ Block 7 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1941
 Sq. Ft. of Lot / Parcel 6297 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~3,480 SF~~ 3,480 SF
 Height of Proposed Structure 21'-8"

OWNER INFORMATION:

Name AMBER + STEVE PATTERSON
 Address 2958 1/2 TEXAS AVE
 City / State / Zip CO, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name GRIFFIN CONCEPTS, INC.
 Address 835 EAST YUCATAN CT.
 City / State / Zip GRAND JCT, CO 81504
 Telephone (970) 245-1041 241-9223

***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>gld</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 Steve Patterson Date 1/16/2007
 Department Approval Pat Utisha Chavez Date 1-18-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20159</u>
Utility Accounting <u>Kate Cuddeback</u>	Date <u>4/18/07</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 *Bill / Lisa Morgan 4/18/07*
 ANY OTHER SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. HOMEOWNER'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND NOTIFY EASEMENTS
 AND PROPERTY LINES.

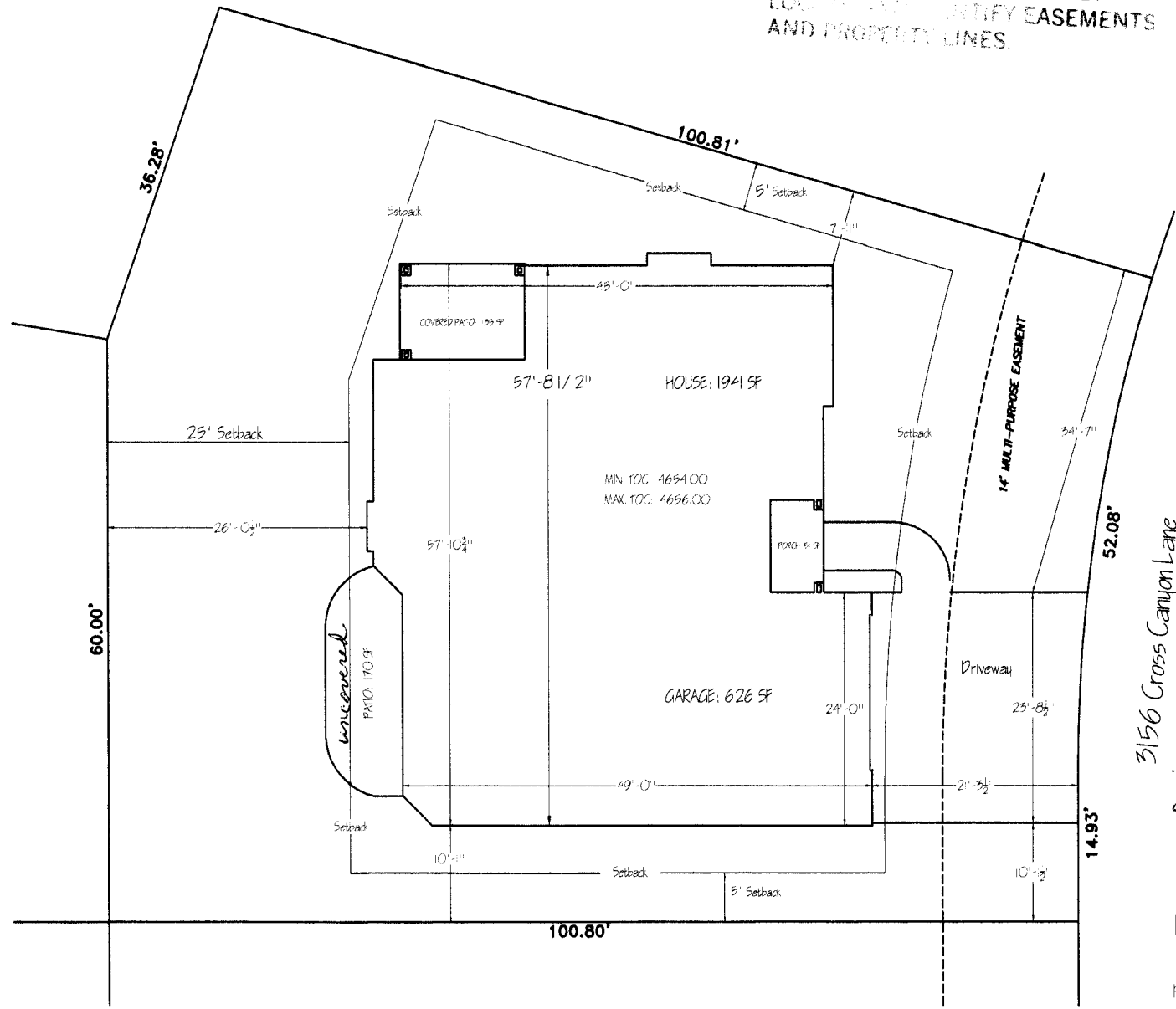
PATTERSON RESIDENCE
 3156 Cross Canyon Lane
 Lot 3, Blk. 7
 Chatfield III Subdivision

0.19 ACRES / 8297 SF
 Grand Junction, CO 81504
 Mesa County

3156 Cross Canyon Lane
 Driveway OK
 Anglin Henderson



CHATFIELD III
 BUILDER: GRIFFIN CONCEPTS, INC
 835 E. YUCATAN CT., GRAND JUNCTION, CO
 PHONE: (970) 260-4706 / FAX: (970) 241-9225



SITE PLAN

CHATFIELD III
 BUILDER: GRIFFIN CONCEPTS, INC
 835 E. YUCATAN CT., GRAND JUNCTION, CO
 PHONE: (970) 260-4706 / FAX: (970) 241-9225

DATE: 07/16/06	BY: [Signature]
REVISION:	DATE: 07/17/06

Patterson Residence: 1941 SF
 Lot 3, Blk. 7 - Chatfield III Sub.
 3156 Cross Canyon Ln., G.J. CO 81504

SI

of 4