

FEE \$ 10.00
 TCP \$ 1589.00
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

~~Name~~ Street Name Changed
10125107

3157 Cross Canyon

Building Address ~~3150 Joey Lane~~

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-151-12-004

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2250

Subdivision Chatfield II

Sq. Ft. of Lot / Parcel 9490 SF

Filing _____ Block 3 Lot 4

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3545 SF

OWNER INFORMATION:

Height of Proposed Structure 25'-6"

Name Griffin Concepts, Inc

DESCRIPTION OF WORK & INTENDED USE:

Address 035 E. Yucatan Ct.

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

City / State / Zip Grand Jct., CO 81506

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Griffin Concepts, Inc

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Address 2764 Compass Dr. Ste 112A

City / State / Zip G.J., CO 81506

NOTES: _____

Telephone (970) 241-9223

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-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES NO

Side 5' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District C Driveway Location Approval SN
 (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 4/17/07

Department Approval [Signature]

Date 4-18-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 201161

Utility Accounting Kate Gerberry Date 4/18/07

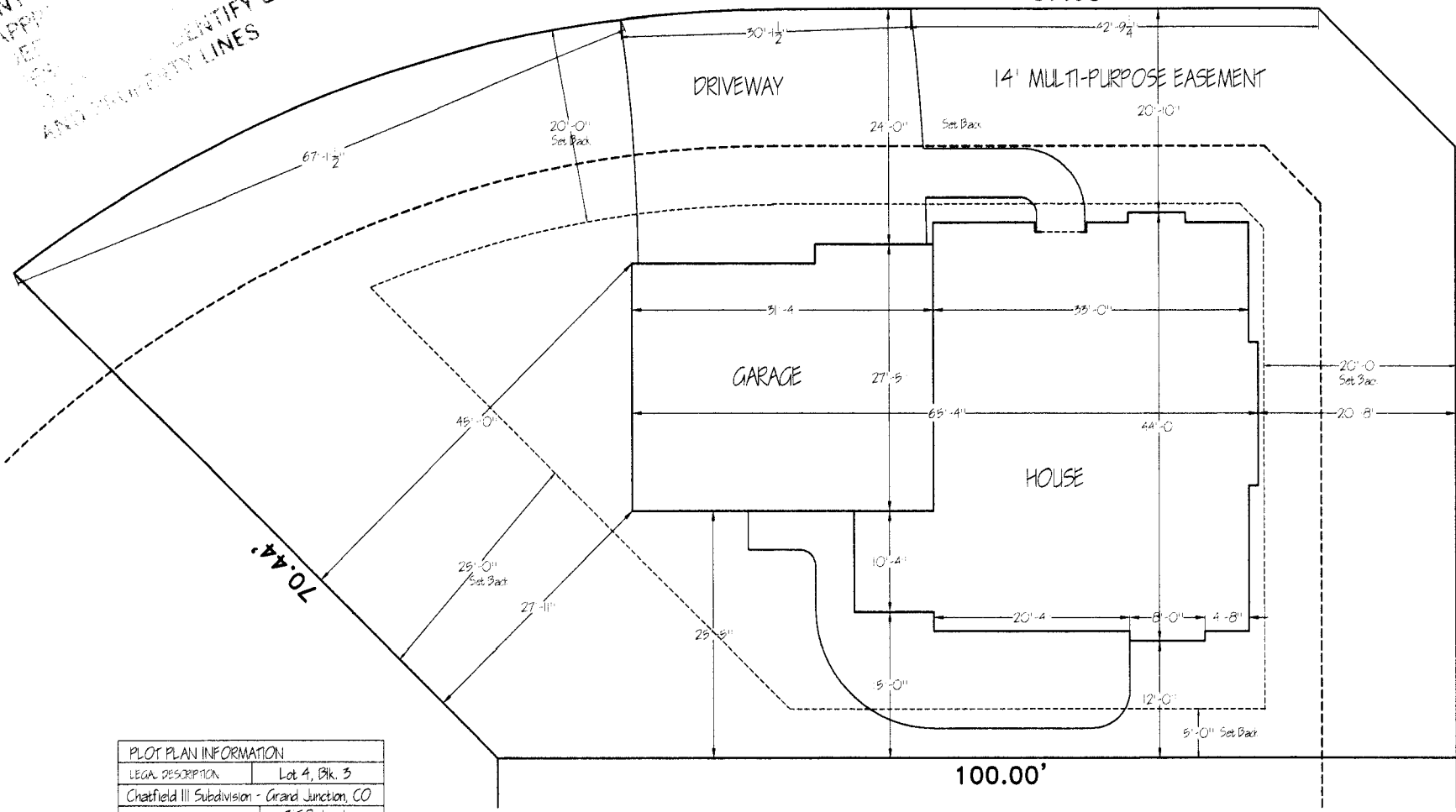
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4/18/07
 4/18/07
 ACCEPTED
 ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT'S
 ENGINEER TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES

Driveway
 location
 approved -
 Highline
 No. 16.000

CROSS CANYON LN.

57.08'



SITE PLAN

CHATFIELD III
 BUILDER GREEN CONCEPTS, INC.
 995 E. WASHINGTON GRAND JUNCTION, CO
 PHONE (970) 262-1100 / FAX (970) 266-1004

3158 JOEY LANE

3157 CROSS CANYON

DATE	BY	REVISION

Rockert Residence - 2250 SF
 Lot 4, Blk. 3 - Chatfield III Subdiv.
 3158 Joe Lane Grand Junction, CO 81504

PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 4, Blk. 3
Chatfield III Subdivision - Grand Junction, CO	
STREET ADDRESS	3158 Joe Lane
HOUSE SQ. FT.	2250
GARAGE SQ. FT.	690
CVD PORCH/PATIO SQ. FT.	30 SF
LOT SIZE	9490
LOT COVERAGE	25%
DRAINAGE TYPE	A
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax No: 2943-191-12-004	

FIRST FLOOR: 1484 SF
 SECOND FLOOR: 766 SF
 TOTAL SF: 2250 SF

Rockert Residence

- ↑ DENOTES DIRECTION OF DRAINAGE FLOW
- ⊕ INDICATES SPOT ELEVATION
- ⊗ UTILITY PEDESTAL



SI

of 5



PUBLIC WORKS AND PLANNING

City of Grand Junction
Public Works and Planning
250 North 5th Street
Grand Junction, CO 81501

NOTICE OF ADDRESS CHANGE

Date: 10-24-07

NEW NUMBER

ROAD OR STREET

3157

Cross Canyon Lane

SUBDIVISION Chatfield III LOT 4 BLOCK 3

The above is the official address of this property as established under the City grid system. This number should be placed on the property. If this is not the address the owner is now using, the owner should notify all correspondents affected.

OLD ADDRESS

3158 Joey Lane

This address is no longer effective.

TAX SCHEDULE NUMBER: 2943-151-12-004

Thank you,

Gayleen Henderson

City of Grand Junction
Public Works and Planning Department

- CC: Bresnan Communications (Michelle Hale)
- City Auditor, Administration
- City Utilities Billing, Customer Service
- Colorado Dept. of Health
- Fire Department
- Mesa County Assessor (Laurie Kunze)
- Mesa County Building Dept.
- Mesa County Elections
- Police Department
- Qwest
- Solid Waste Management, Public Works (Rob Laurin)
- U. S. Postal Service (Cheryl Fiegel)
- Ute Water District
- Xcel Energy