

FEE \$ 10.00  
 TCP \$ 1589.<sup>00</sup>  
 SIF \$ 400.<sup>00</sup>

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

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 3159 ~~3165~~ Cross Canyon Lane  
 Parcel No. 2943-151-14-014  
 Subdivision Chatfield III  
 Filing 3 Block 5 Lot 14

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2028  
 Sq. Ft. of Lot / Parcel 10,448  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2706  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Snow River LLC  
 Address 202 N. Ave #164  
 City / State / Zip G.J. CO 81501

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

**APPLICANT INFORMATION:**

Name owner  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 248-9708

\*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-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 NA 3/18/07  
 (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 M. Hoch Date 3-13-05  
 Department Approval NA [Signature] Date 5-8-07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20231  
 Utility Accounting [Signature] Date 5/8/07

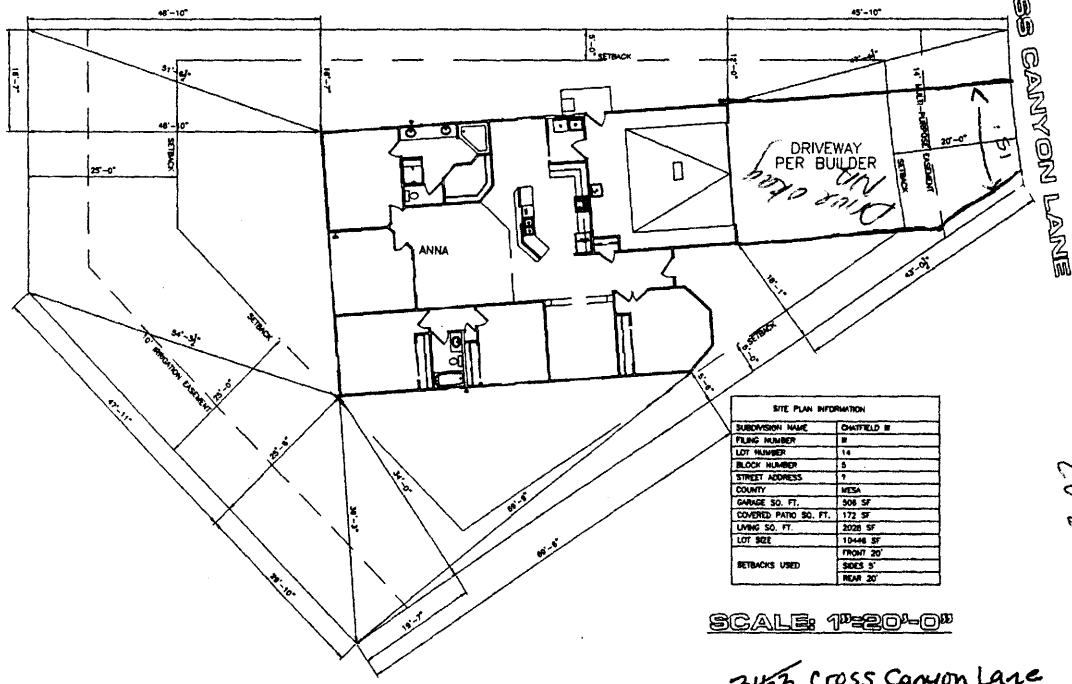
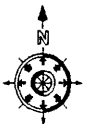
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTE:  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:  
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.  
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:  
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



SITE PLAN INFORMATION	
SUBDIVISION NAME	CHATFIELD III
PLAT NUMBER	11
LOT NUMBER	14
BLOCK NUMBER	5
STREET ADDRESS	1
COUNTY	WESA
GARAGE SQ. FT.	500 SF
COVERED PATIO SQ. FT.	172 SF
LIVING SQ. FT.	2028 SF
LOT SIZE	10448 SF
FRONT SETBACK	20'
REAR SETBACK	20'

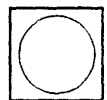
SCALE: 1"=20'-0"

3163 Cross Canyon Lane  
3159

CROSS CANYON LANE

5-8-07  
ACCEPTED NA *Wendy Spurr*  
ALL SETBACKS MUST BE  
APPROVED BY CITY PLANNING  
DEPARTMENT  
FOR ALL PROPERTY  
EASEMENTS  
AND PROPERTY LINES.

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	



SNOW RIVER LLC  
CHATFIELD III-B 5-LOT 14

DATE: 5/1/07
AUTODRAFT
PL. 11-14
DATE: 5-1-07
SCALE: 1/2" = 1'-0"
SITE

