

FEE \$	10-
TCP \$	1589-
SIF \$	460-

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

BLDG PERMIT NO. _____

Building Address 3160 Cross Canyon Ln.
 Parcel No. 2943-151-16-007
 Subdivision Chetfield III
 Filing _____ Block 7 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2290
 Sq. Ft. of Lot / Parcel 7458 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2862 SF
 Height of Proposed Structure 25'-6"

OWNER INFORMATION:

Name Honeycreek, LLC
 Address 29967 210th St.
 City / State / Zip Bonaparte, IA 52620

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 2764 Compass Dr., Ste. 112A
 City / State / Zip Grand Jct., CO 81506
 Telephone (970) 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>R-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>RD</u> (Engineer's Initials)		

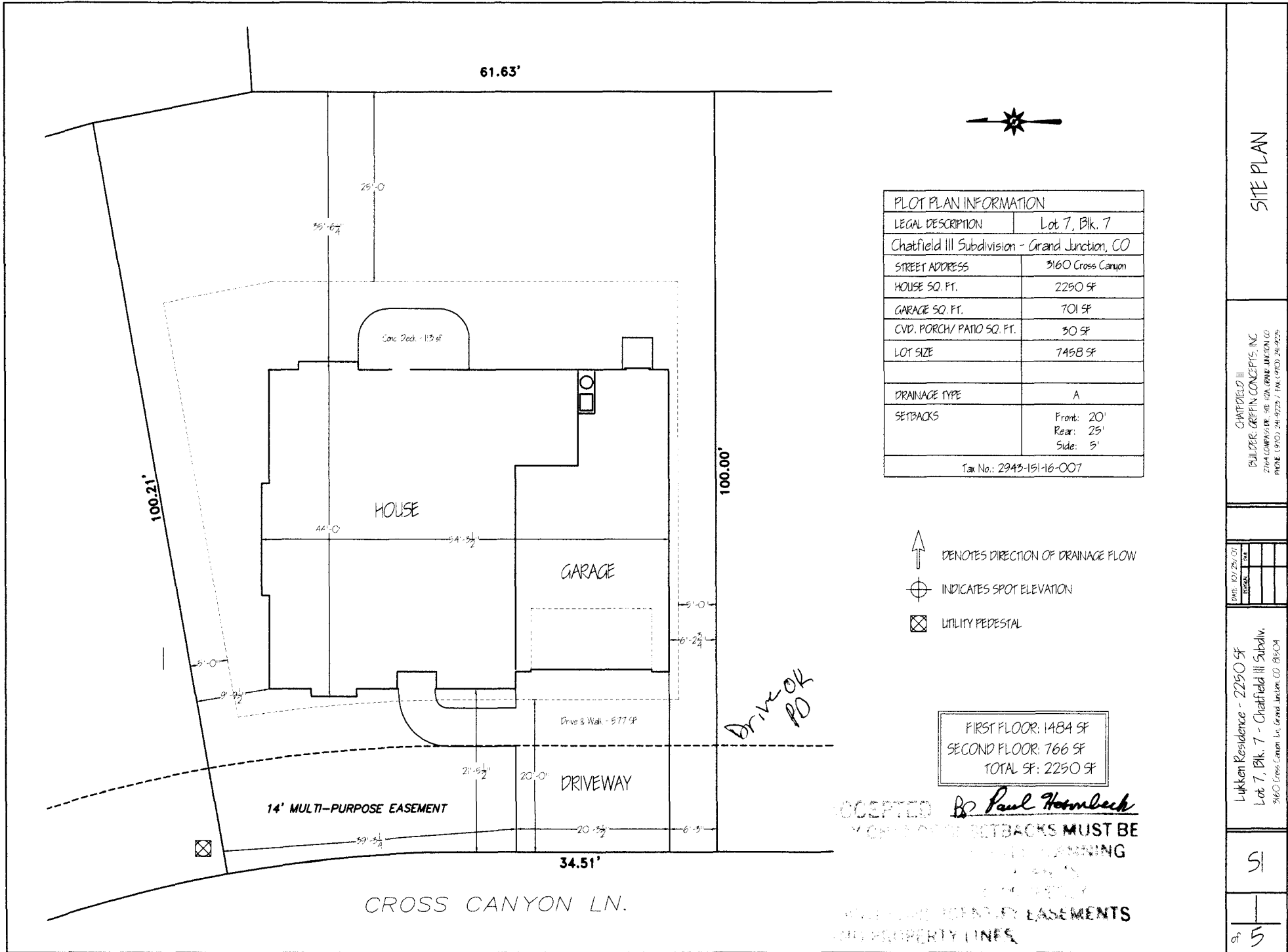
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 10/30/07
 Department Approval RD Paul Hornbeck Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20727</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/31/07</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)



61.63'



PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 7, Blk. 7
Chatfield III Subdivision - Grand Junction, CO	
STREET ADDRESS	3160 Cross Canyon
HOUSE SQ. FT.	2250 SF
GARAGE SQ. FT.	701 SF
CVD. PORCH/ PATIO SQ. FT.	30 SF
LOT SIZE	7458 SF
DRAINAGE TYPE	A
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax No.: 2943-151-16-007	

- DENOTES DIRECTION OF DRAINAGE FLOW
- INDICATES SPOT ELEVATION
- UTILITY PEDESTAL

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

ACCEPTED *PO Paul Hornbeck*
 ALL SETBACKS MUST BE MAINTAINED
 ALL EASEMENTS AND PROPERTY LINES

SITE PLAN

CHATFIELD III
 BUILDER: GRIFFIN CONCEPTS, INC.
 2764 COMPOSITE DR. SE. GRAND JUNCTION, CO
 PHONE: (970) 241-9225 / FAX: (970) 241-9225

DATE: 10/29/21	
BY: [Signature]	

Lukken Residence - 2250 SF
 Lot 7, Blk. 7 - Chatfield III Subdiv.
 3160 Cross Canyon Ln, Grand Junction, CO 81504