

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

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

BLDG PERMIT NO. _____

Building Address 3162 CROSS CANYON LN.
 Parcel No. 2943-151-16-009
 Subdivision CHATFIELD III
 Filing _____ Block 7 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1830
 Sq. Ft. of Lot / Parcel 6500 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3407
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name DUSTIN JOHNSON
 Address 1260 12¹/₄ RD.
 City / State / Zip LOMA, CO 81524

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 2164 COMPASS DR. SE. 112A
 City / State / Zip G.J., 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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 3
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District C Driveway Location Approval PH
 (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 12-3-07

Department Approval PH [Signature] Date 12-10-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20798

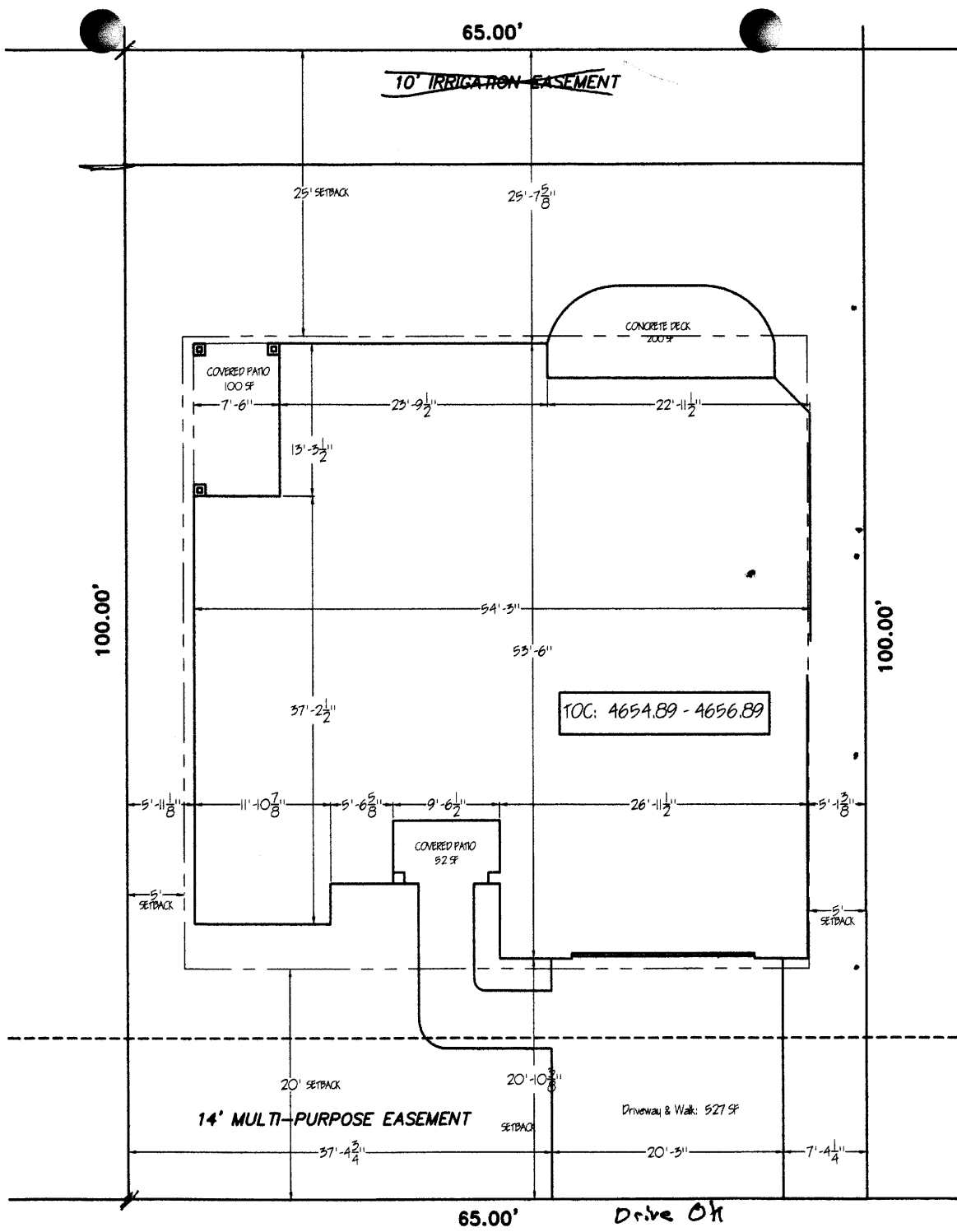
Utility Accounting [Signature] Date 12-10-07

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)

9/14 12-10-07

ACCEPTED PH *Pat Overlap*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

JOHNSON RESIDENCE
 Lot 9, Blk. 7 Chatfield III Subdivision
 Address: 3162 Cross Canyon Lane
 Grand Junction, CO 81504
 Tax Sched: 2943-151-16-009
 LOT SIZE: 6500 SF



PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 9, Blk. 7
Chatfield III Subdivision	
STREET ADDRESS	3162 Cross Canyon Lane
HOUSE SQ. FT. - 1ST FLR.	1830 SF
GARAGE SQ. FT.	606 SF
CVD. PORCH/ PATIO SQ. FT.	352 SF
LOT SIZE	6500 SF
SURFACE COVERAGE	3407
DRAINAGE TYPE	1" A"
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax No.: 2943-151-16-009	



3162 CROSS CANYON LANE