

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 3169 Cross Canyon Ln
 Parcel No. 2943-151-14-017
 Subdivision CHAFFELD III
 Filing _____ Block 5 Lot 17

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2205
 Sq. Ft. of Lot / Parcel 7102
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name PETROS INC
 Address Po Box 40438
 City / State / Zip GJ CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Brian Thompson
 Address 562 SHILOH ST
 City / State / Zip GJ CO 81504
 Telephone 970 216-2884

***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 _____
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 _____ (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 Brian Thompson Date 2-20-07
 Department Approval Wendy Sperry Date 3/1/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20003</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-5-07</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)

3'-0"

9 70° 52'24" E 24.45'

Frontage Agreement
(1)

9 61° 17'31" E 60.12'

N 16° 08'47" E 98.15'

30' SIDEYARD SETBACK

PATIO

PATIO

Garage

RESIDENCE

PORCH

30' SIDEYARD SETBACK

N 33° 02'09" E 102.09'

20'

DRIVEWAY

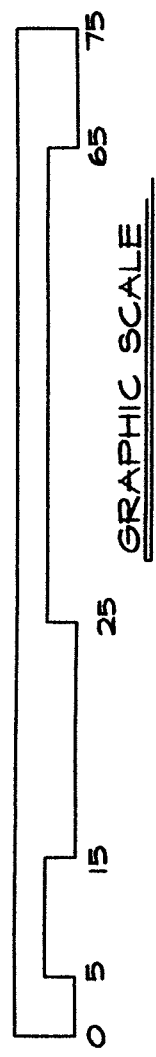
Blue
OK
VR

LOT 17, BLOCK 5

30' FRONTYARD SETBACK

C27

3169 CROSS CANYON LANE



GRAPHIC SCALE

LOCATE AND...
DATE...
BY...

Mr. Wendy Spurr
3/1/07