

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 3171 CROSS CANYON LN
 Parcel No. 2943-151-14-018
 Subdivision CHATEAU III
 Filing _____ Block 5 Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2205
 Sq. Ft. of Lot / Parcel 7399
 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 CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAVID THOMPSON
 Address 562 SHOSHONE ST
 City / State / Zip 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 <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>JAR</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 2-20-07
 Department Approval [Signature] 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>20002</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)

JMP Nelder Spitz

RESPECTFULLY REQUESTING THAT YOU PROPERLY
LOCATE AND QUANTIFY EASEMENTS
AND PROPERTY LINES

N 01° 39' 22" E 100.04'

LOT 18, BLOCK 5

5.0' SIDEYARD SETBACK

25.0' FRONTYARD SETBACK

PORCH

RESIDENCE

PATIO

25.0' REAR SETBACK

10' Irrigation

S 88° 09' 51" E 57.86'

Driveway STR

DRIVEWAY

1.02'

GARAGE

PATIO

5.0' SIDEYARD SETBACK

N 18° 08' 47" E 98.13'

FRONT SETBACK
5.0'

S 70° 52' 24" E 91.43'



3171 CROSS CANYON LANE



GRAPHIC SCALE