

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 3153 1/2 ~~3155~~ CROSS CANYON LANE No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. 2943-151-12-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2676
 Subdivision Chatfield Sq. Ft. of Lot / Parcel 6547
 Filing III Block 3 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3890
 Height of Proposed Structure 21'-6"

OWNER INFORMATION:

Name David Phillips
 Address 446 W. Scenic Dr.
 City / State / Zip Grand Jct. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970 314 3165

***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 <u>X</u> 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 <u>N/A 4/9/07</u> (Engineer's Initials)

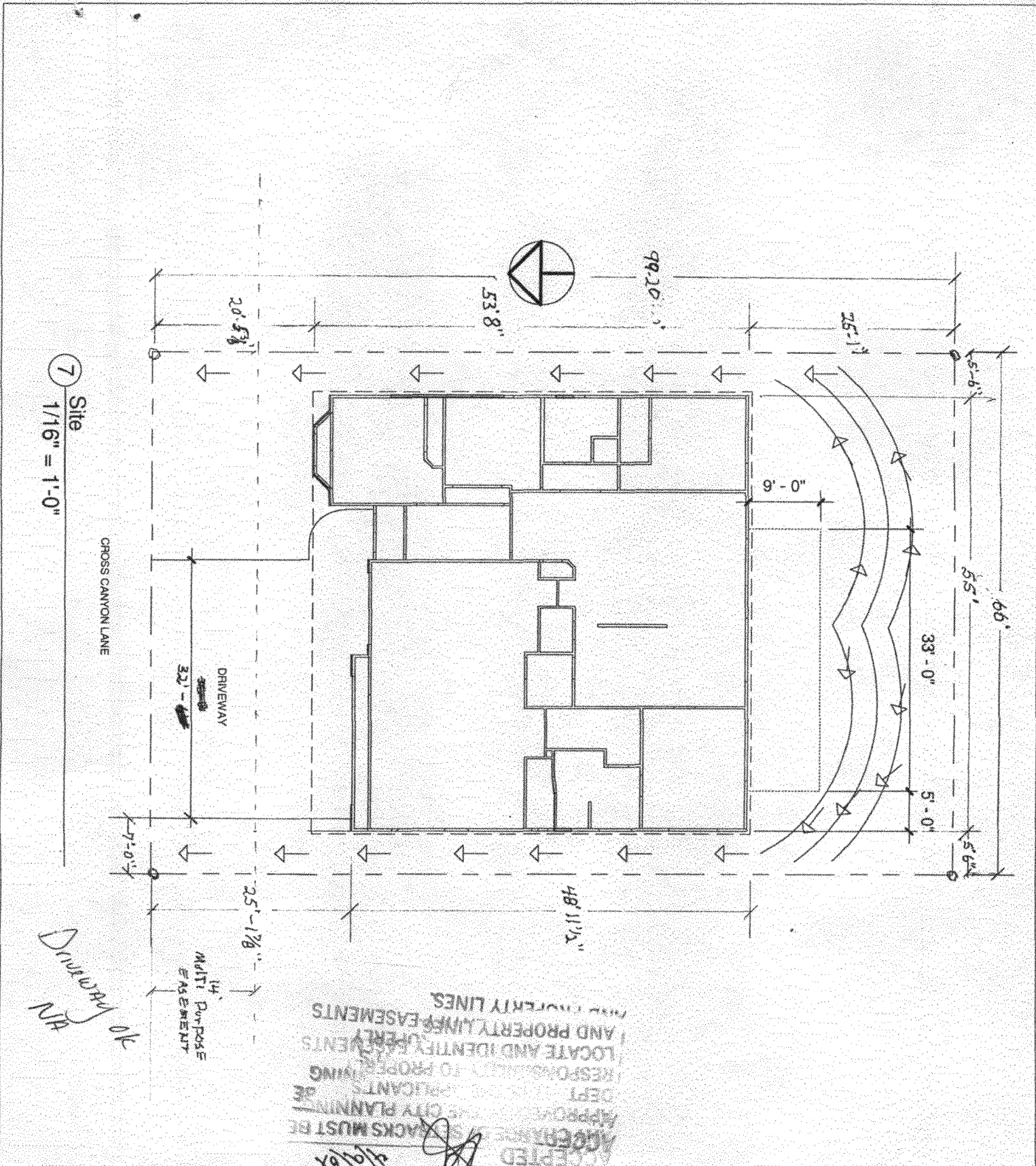
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 David Phillips Date 04 06 07
 Department Approval N/A [Signature] Date 4/9/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20120</u>
Utility Accounting <u>Kate Ceballos</u>	Date <u>4/9/07</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)



7 Site
1/16" = 1'-0"

CROSS CANYON LANE

DRIVEWAY

MULTI-PURPOSE EASEMENT

ACCEPTED
APPROVED BY THE CITY PLANNING DEPT. FOR THE APPLICANTS RESPONSIBILITY TO PROVIDING LOCATION AND IDENTIFY EASEMENTS AND PROPERTY LINES

Phillips Homes

David Phillips

446 W. Scenic Dr.
Grand Junction, CO 81503

970-314-3165

BlueSky Drafting

Shanin Olson

760 Elm Ave.
Grand Junction, CO 81501
970-201-1412

3153 1/2
3155 Cross Canyon

Block 3 Lot 2 Chatfield III

Square Footage

UNREARABLE	188 SF
COVERED AREA	62 SF
TOTAL AREA	250 SF
COVERED PERCENT	18 SF

Site Plan

A104

Scale: 1/16" = 1'-0"

Drawn By:

Shanin Olson