

FEE \$ 10. <sup>00</sup>
TCP \$ 1589. <sup>00</sup>
SIF \$ 460. <sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 3152 JOEY LANE  
 Parcel No. 2943-151-12-007  
 Subdivision CHATELAIN III  
 Filing \_\_\_\_\_ Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1885  
 Sq. Ft. of Lot / Parcel 7800  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3293 SF  
 Height of Proposed Structure 22'

**OWNER INFORMATION:**

Name HOMEFRONT GROUP, INC.  
 Address 734 TOMP DRIVE  
 City / State / Zip GJ, CO 81506

**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. #112A  
 City / State / Zip GJ, CO 81506  
 Telephone 970-241-9223 / 970-260 4700

**\*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%<sup>70</sup></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 _____ (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 6-26-07  
 Department Approval [Signature] Date 6/29/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>24925-11day</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/29/07</u> <u>3164 D/2 Rd</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)

BULLA DRIVE

85.88

14' MULTI-PURPOSE EASEMENT

*Handwritten signature and notes*

79.00'

10' IRRIGATION EASEMENT

26'- $\frac{5}{4}$ "

25' SETBACK

20' SETBACK

Covered Patio 100 SF

Concrete Deck - 160 SF

5' SETBACK

5'- $\frac{1}{4}$ "

90'-6"

53'-1"

100.00'

Covered Porch - 90 SF

20'

512 SF

14' MULTI-PURPOSE EASEMENT

20'- $10\frac{1}{2}$ "

Driveway

20' SETBACK

36'- $10\frac{1}{2}$ "

22'-11"

5'- $0\frac{3}{4}$ "

64.87'

3152 JOEY LANE

*Drive o/c*

Homefront Group

PATTERSON MODEL: 1877 SF

Lot 7, Blk. 3 Chatfield III Subdivision

Address: 3152 Joey Lane

GRAND JUNCTION, CO 81504

Tax Sched. No.: 2943-151-12-007



Scale: 1/16" = 1'

LOT SIZE: 7800 SF

LIVING SPACE - 1885 SF

TWO CAR GARAGE - 606 SF