

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____ *d*

Building Address 3154 Joey Ln.
 Parcel No. 2943-151-12-006
 Subdivision Chattfield
 Filing III Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2678
 Sq. Ft. of Lot / Parcel 6600
 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>R-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 David Phillips Date 06-26-07
 Department Approval JAR Gayleen Henderson Date 7-2-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid @ CGV</u>
Utility Accounting <u>AW</u>	Date <u>7-30-07</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)

3154 Joey Lane
Block 3 Lot 6 Chatfield III

Phillips Homes
David Phillips
446 W. Scenic Dr.
Grand Junction, CO 81503
970-314-3165

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

Square Footage	
IMPROVED	1643 SF
GRASSY AREA	748 SF
TOTAL AREA	2391 SF
COVERED PORCH	22 SF

Site Plan
A104

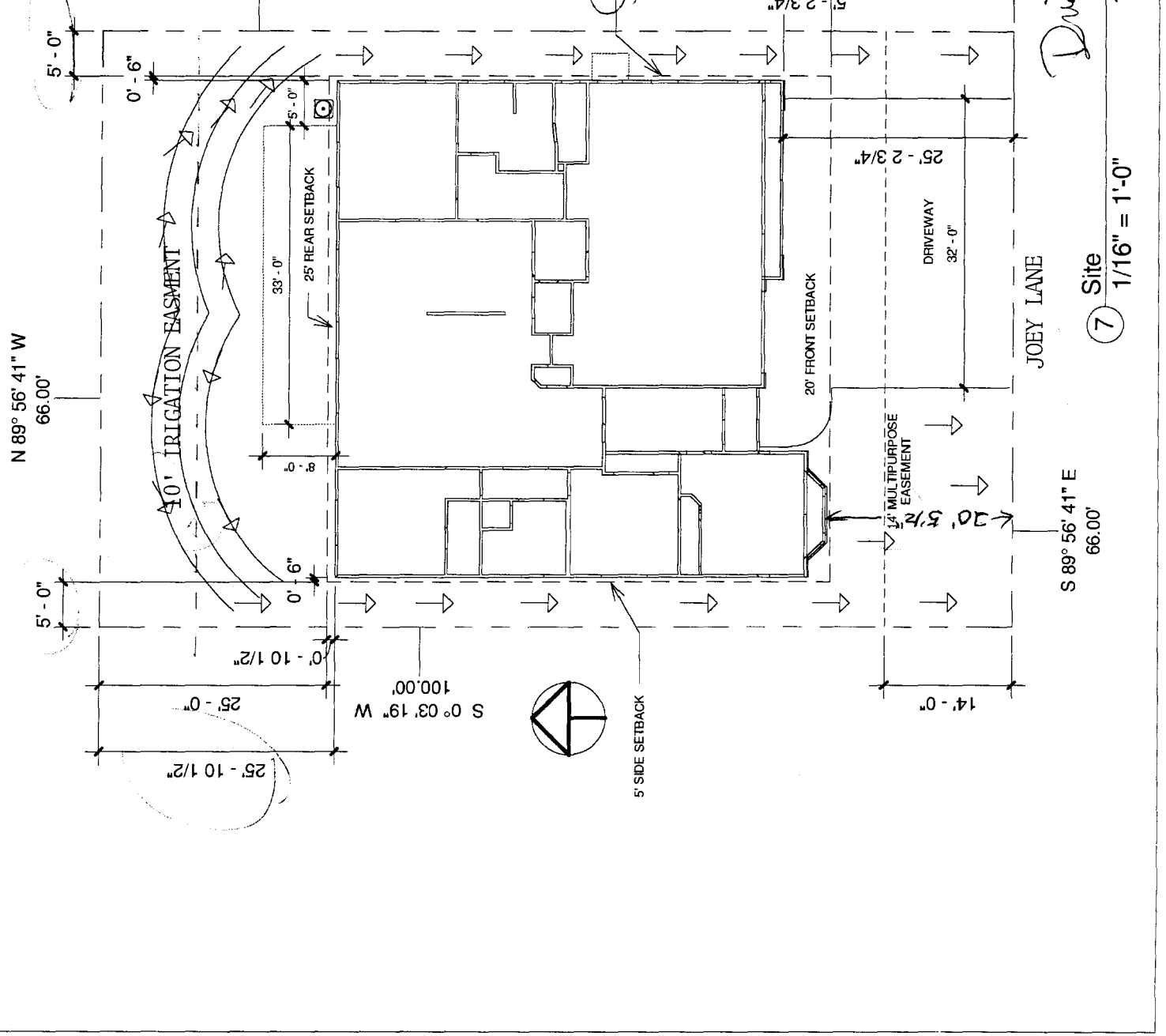
Scale: 1/16" = 1'-0"

Drawn By:

Sharin Olson

Payless 7-2-07
Sharin Olson
STOP

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY PLANNING
DEPARTMENT
PLANTS
EASEMENTS
IDENTIFY EASEMENTS
WITH PROPERTY LINES.



Drive Ok
SMK

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

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PLANNING CLEARANCE

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(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 3154 Joey Ln.
 Parcel No. 2943-151-12-006
 Subdivision Cherfield
 Filing III Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2678
 Sq. Ft. of Lot / Parcel 6600
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 City / State / Zip Grand Jct. Co. 81503

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- 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

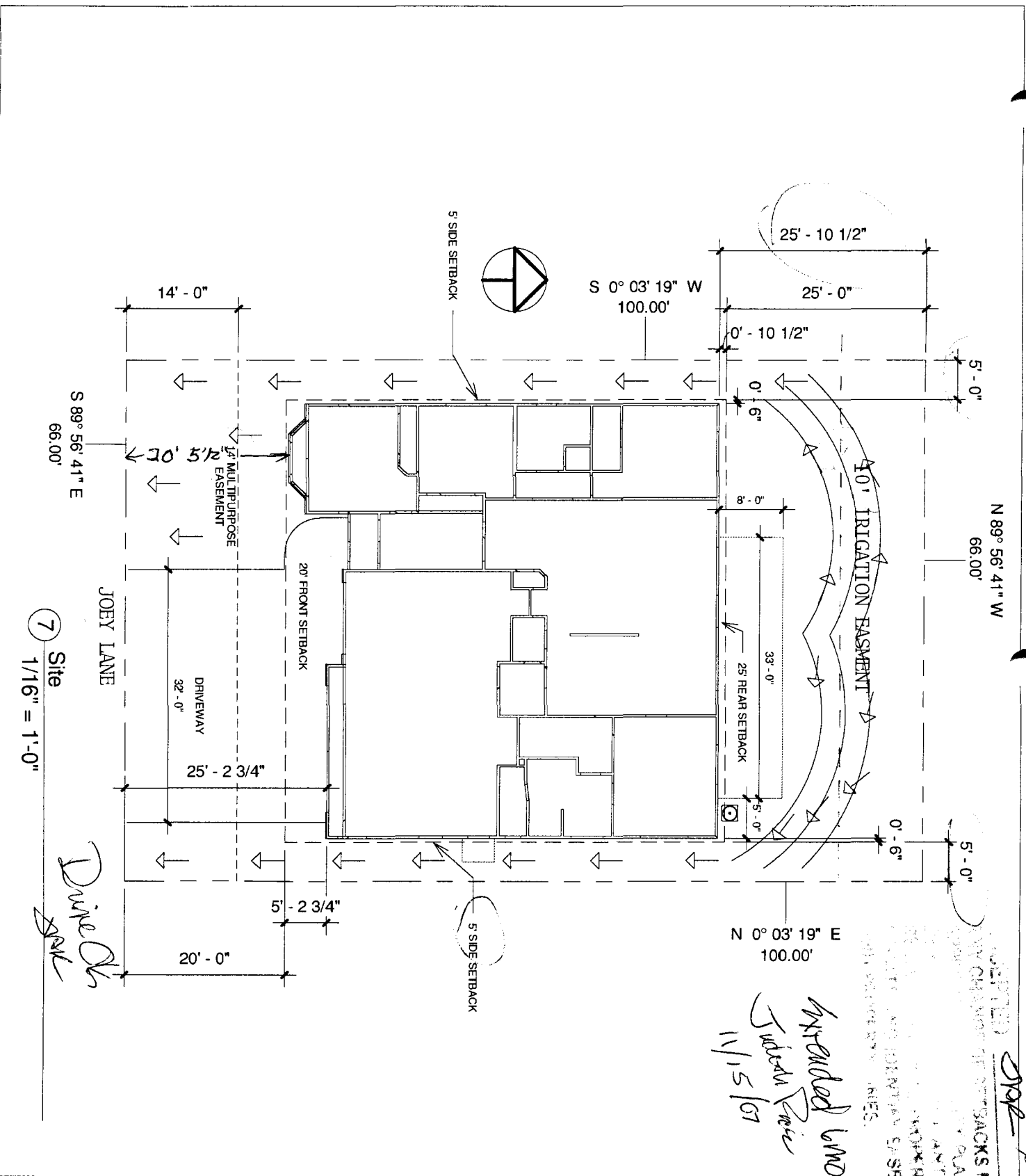
ZONE R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District C Driveway Location Approval JAR
 (Engineer's Initials)

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Applicant Signature David Phillips Date 06-26-07 *extended 6 mo. Judy 11/15/2007*
 Department Approval JAR Gayleen Henderson Date 7-2-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CGV</u>
Utility Accounting <u>NEW</u>	Date <u>7-30-07</u>		



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

Drive On Soil

*extended land
Submitted 11/15/07*

NOTED
BY CHAIRMAN OF SETBACKS MUST BE
APPROVED BY PLANNING
COMMISSIONER'S OFFICES.
11/15/07

Shanin Olson 7-2-07

3154 Joey Lane	
Block 3 Lot 6 Chatfield III	
Square Footage	
LIVING AREA	1044 SF
GARAGE AREA	704 SF
TOTAL AREA	1748 SF
COVERED PORCH	27 SF

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