

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 3152 Joey Lane
 Parcel No. 2943-151-14-013
 Subdivision Chaffield III
 Filing _____ Block 5 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 7688 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2987 SF
 Height of Proposed Structure 24'6"

OWNER INFORMATION:

Name Blster, Inc. LLC
 Address 2495 I 1/2 Rd.
 City / State / Zip Grand Jct., CO 81505

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., Ste. 112A
 City / State / Zip G.J., CO 81506
 Telephone (970) 241-9223

***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 <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>[Signature]</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 5/9/07
 Department Approval [Signature] Date 5/15/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20251</u>
Utility Accounting <u>Kastelberry</u>	Date <u>5/15/07</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)

CROSS CANYON LANE

81.68'

14' MULTI-PURPOSE EASEMENT

20'-0" SETBACK

25'-3 3/4"

14' MULTI-PURPOSE EASEMENT

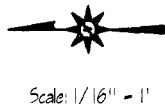
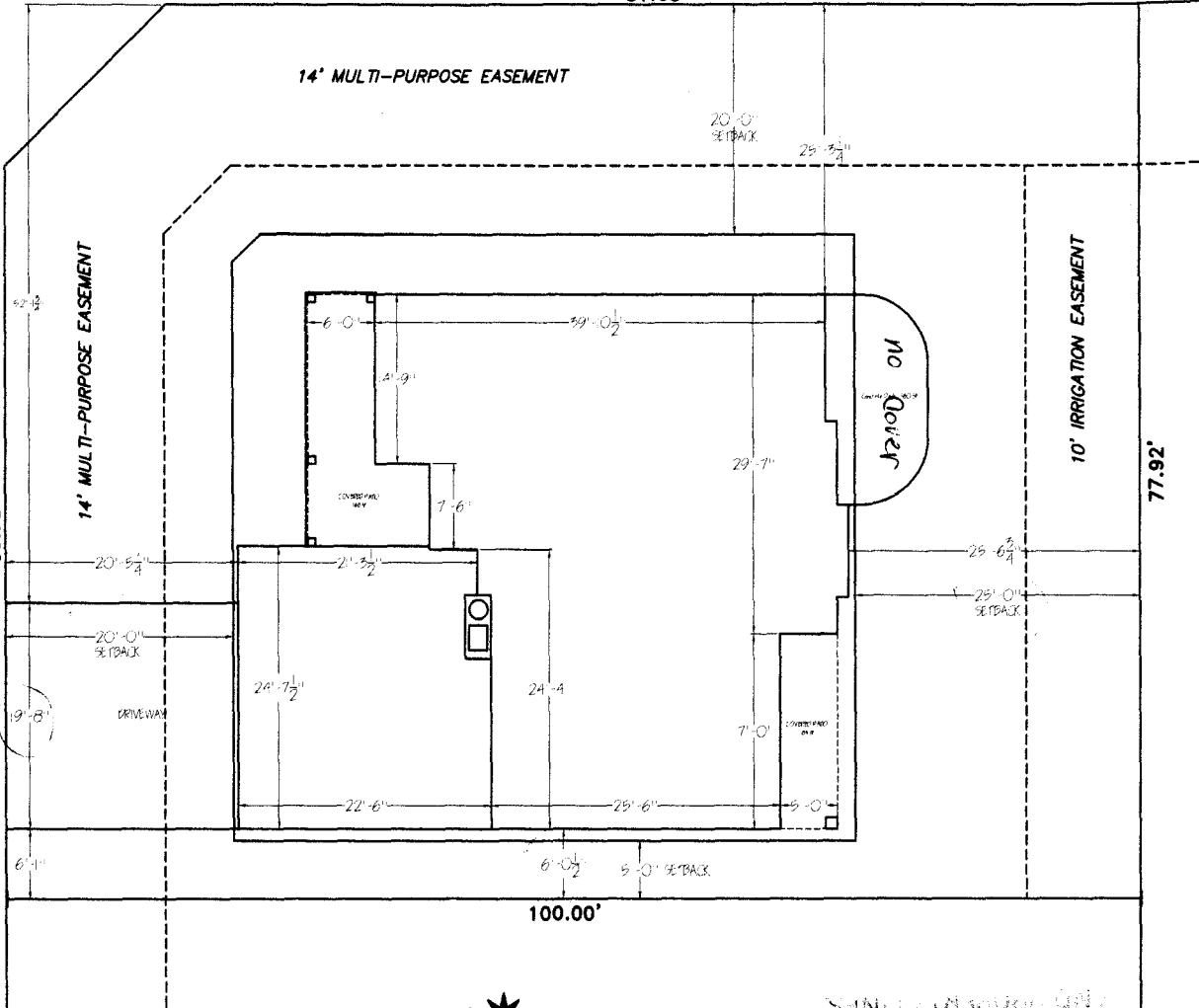
10' IRRIGATION EASEMENT

77.92'

TO 10/15/07

DRIVE DR

63.75'



100.00'

SEALING
PLANNING
MUS
TALSKE
EASEMENTS

TALSKER, LLC - I
 CASEY MODEL: 2066 SF
 Lot 13, Blk. 5 Chatfield III Subdivision
 Address: 3159 Joey Lane
 GRAND JUNCTION, CO 81504
 Tax Sched: 2943-151-14-013
 LOT SIZE: 7688 SF
 FIRST FLOOR: 1531 SF
 SECOND FLOOR: 565 SF
 TOTAL: 2096 SF

PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 13, Blk. 5 Chatfield III Subdivision
STREET ADDRESS	3159 Joey Lane
HOUSE SQ. FT. - 1ST FLR.	2096 SF
GARAGE SQ. FT.	569 SF
CVD PORCH/PATIO SQ. FT.	263 SF
LOT SIZE	7688 SF
SURFACE COVERAGE	2957 SF
DRAINAGE TYPE	"A"
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax No. 2943-151-14-013	

SITE PLAN
 CHATFIELD III
 BUILDER: GEFIN CONCEPTS, INC.
 295 E. WINDING, GRAND JUNCTION, CO
 PHONE: (970) 260-4100 / FAX: (970) 260-4104
 DATE: 2/28/07
 SHEET NO. 51
 OF 4
 TALSKER, LLC - Casey Model: 2096 SF
 3159 Joey Lane - Chatfield III Subdivision
 GJ CO 81504