

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

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

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

Building Address 3168 Cross Canyon Ln.  
Parcel No. 2943-151-16-012  
Subdivision Chatfield III  
Filing 3 Block 7 Lot 12

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1830  
Sq. Ft. of Lot / Parcel 8275  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200  
Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Bryan Huff  
Address 804 Bunting Ave  
City / State / Zip G9, CO. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name (Bryan) Huff Homes Co. LLC  
Address 804 Bunting Ave.  
City / State / Zip G9, CO 81501  
Telephone 970-216-8419

**\*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>AD</u> (Engineer's Initials)		

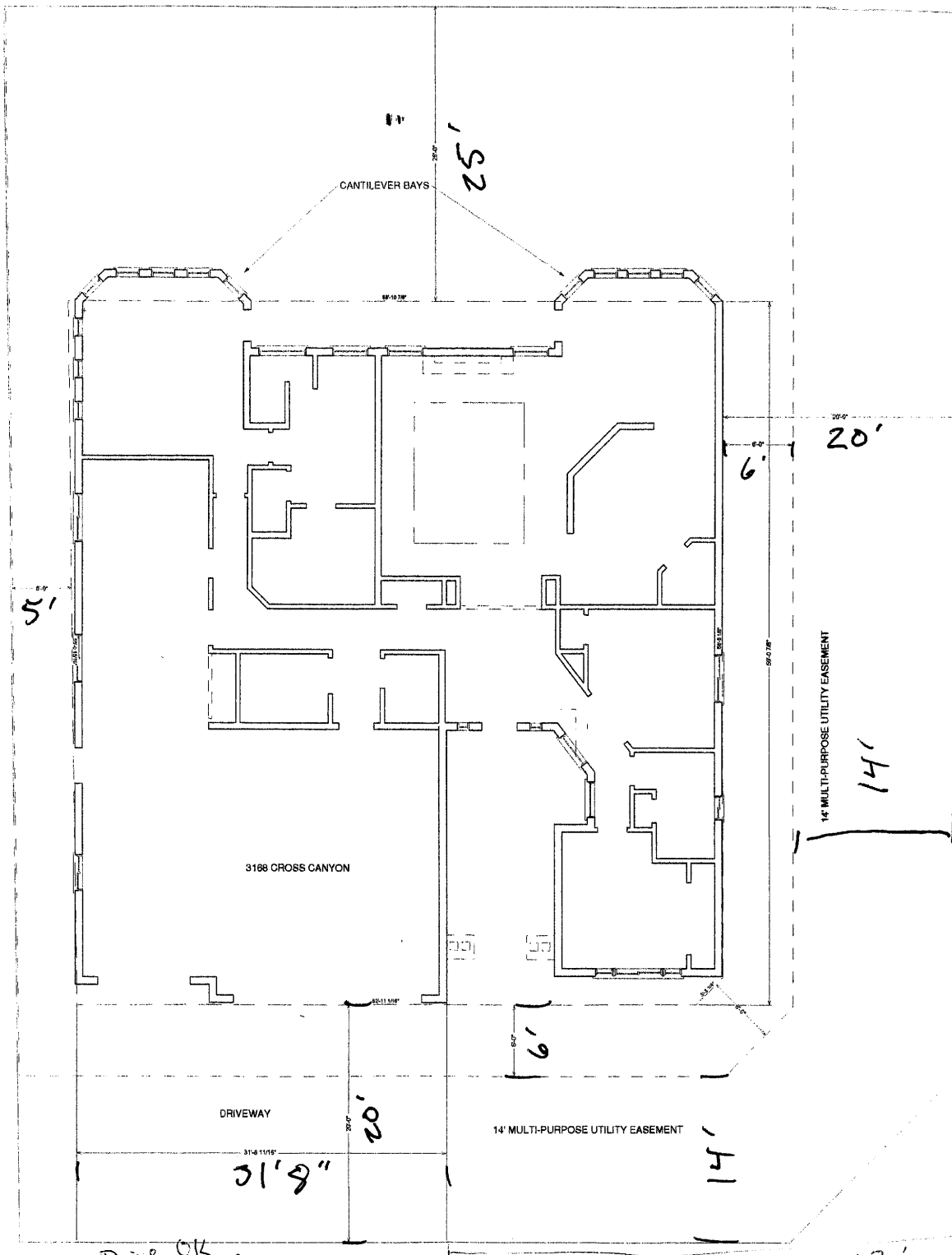
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3/18/08  
Department Approval AD Gayleen Henderson Date 3-19-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20942</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/29/08</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)



CANTILEVER BAYS

52

51

20'

6'

14' MULTI-PURPOSE UTILITY EASEMENT

14'

3188 CROSS CANYON

DRIVEWAY

14' MULTI-PURPOSE UTILITY EASEMENT

31'8"

14'

Drive OK  
Ret 3/18/08

CROSS CANYON LANE

62'

CHATFIELD AVE

3-19-08

*Dayton Henderson*

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

