

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. \_\_\_\_\_ *12*

Building Address 3153 JOEY LANE  
 Parcel No. 2943-151-14-010  
 Subdivision CHATFIELD III  
 Filing \_\_\_\_\_ Block 5 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2312  
 Sq. Ft. of Lot / Parcel 7792 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~4490~~ 3385 <sup>43<sup>00</sup></sup>  
 Height of Proposed Structure 27'-6"

**OWNER INFORMATION:**

Name HONEYCREEK ENT, LLC  
 Address 29967 210<sup>TH</sup> ST.  
 City / State / Zip BONAPARTE, IA 52620

**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 GJ, 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2 PAID</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>C</u>	Driveway Location Approval <u>Kent Herbert</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 Dan Spill Date 5-7-08  
 Department Approval Pat Dunlap Date 5/9/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21028</u>
Utility Accounting <u>UBenseley</u>	Date <u>5/15/08</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)

