

Deferred Fees

FEE \$	10
TCP \$	2554
SIF \$	400

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

ZONING APPROVAL

Building Address 3169 Cross Canyon Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-151-14-019 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1309
 Subdivision Chattfield III Sq. Ft. of Lot / Parcel 7250
 Filing III Block 5 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2609
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Koos Const Inc
 Address P.O. Box 4350
 City / State / Zip G.J. CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

FEE DEFERRED

APPLICANT INFORMATION:

Name Koos Const Inc
 Address P.O. Box 4350
 City / State / Zip G.J. CO 81502
 Telephone 242-8779

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Residence

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 PLANNING 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 Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District C Driveway Location Approval [Signature] Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 6-12-09
 Planning Approval [Signature] Date 6-12-09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21433
 Utility Accounting **FEE DEFERRED** Date 6/23/09

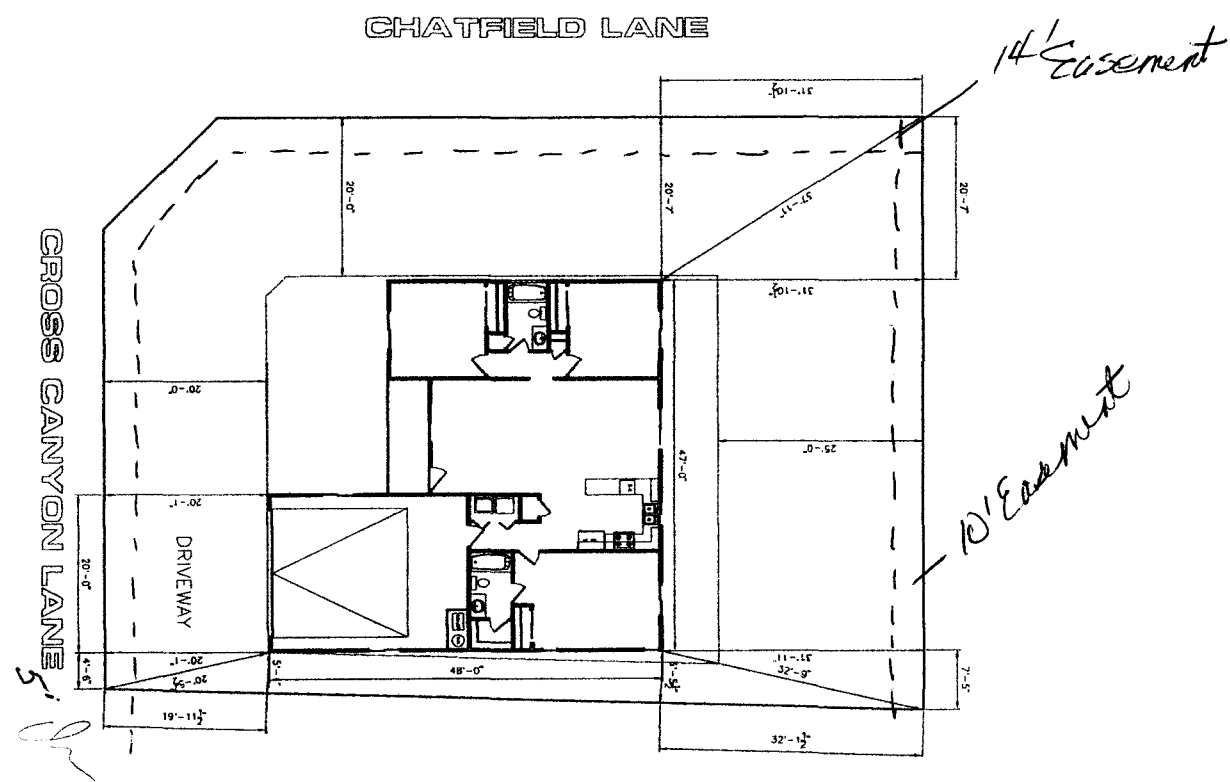
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FEB 22 2010

DA 6/23/09

ACCEPTED *Wendy Sauer*

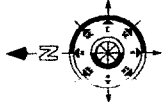
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN INFORMATION

SUBDIVISION NAME	CHATFIELD at SUBDIVISION
FLANG NUMBER	11
LOT NUMBER	19
BLOCK NUMBER	5
STREET ADDRESS	777 CHATFIELD LANE
COUNTY	WUSA
GARAGE SQ. FT.	482 SF
LANDING SQ. FT.	1308 SF
LOT SIZE	7262 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

SCALE: 1/8" = 1'-0"



NOTE: BUILDER TO VERIFY ALL SETBACKS AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEADS. IF NO BRICK LEADS ARE SHOWN, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE: MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN GRADE. MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

NOTE:
 1. IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL CITY'S
 2. USE OF THIS PLAN CONSTITUTES A WAIVER AND ON BEHALF OF THE APPLICANT OF THE CITY'S
 3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED
 4. THIS PLAN HAS NOT BEEN RECORDED OR APPROVED. SET BACKS, DIMENSIONS OR OTHERS
 FOR FURTHERING DATA