

FEE \$ 19⁰⁰
 TCP \$ 2554⁰⁰
 SIF \$ 460⁰⁰

Deferred Fees
PLANNING CLEARANCE

BLDG PERMIT NO. 09-02881

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

Zoning Approval

Building Address 3155 Joey Ln.
 Parcel No. 2943-151-14-011
 Subdivision Chatfield III
 Filing III Block 5 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 4490 Sq. Ft. Proposed 1490
 Sq. Ft. of Lot / Parcel 6500-4490.44
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2700 4190
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Bryan Huff
 Address 3168 Cross Canyon Ln
 City / State / Zip 97 CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Huff Homes Construction
 Address 3168 Cross Canyon
 City / State / Zip 97 CO 81504
 Telephone 970-216-8419

***TYPE OF HOME PROPOSED:**

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

PAID
 JAN 15 2010
 TB

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 6090
 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 PDU 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 10/21/09
 Planning Approval [Signature] Date 10/26/09

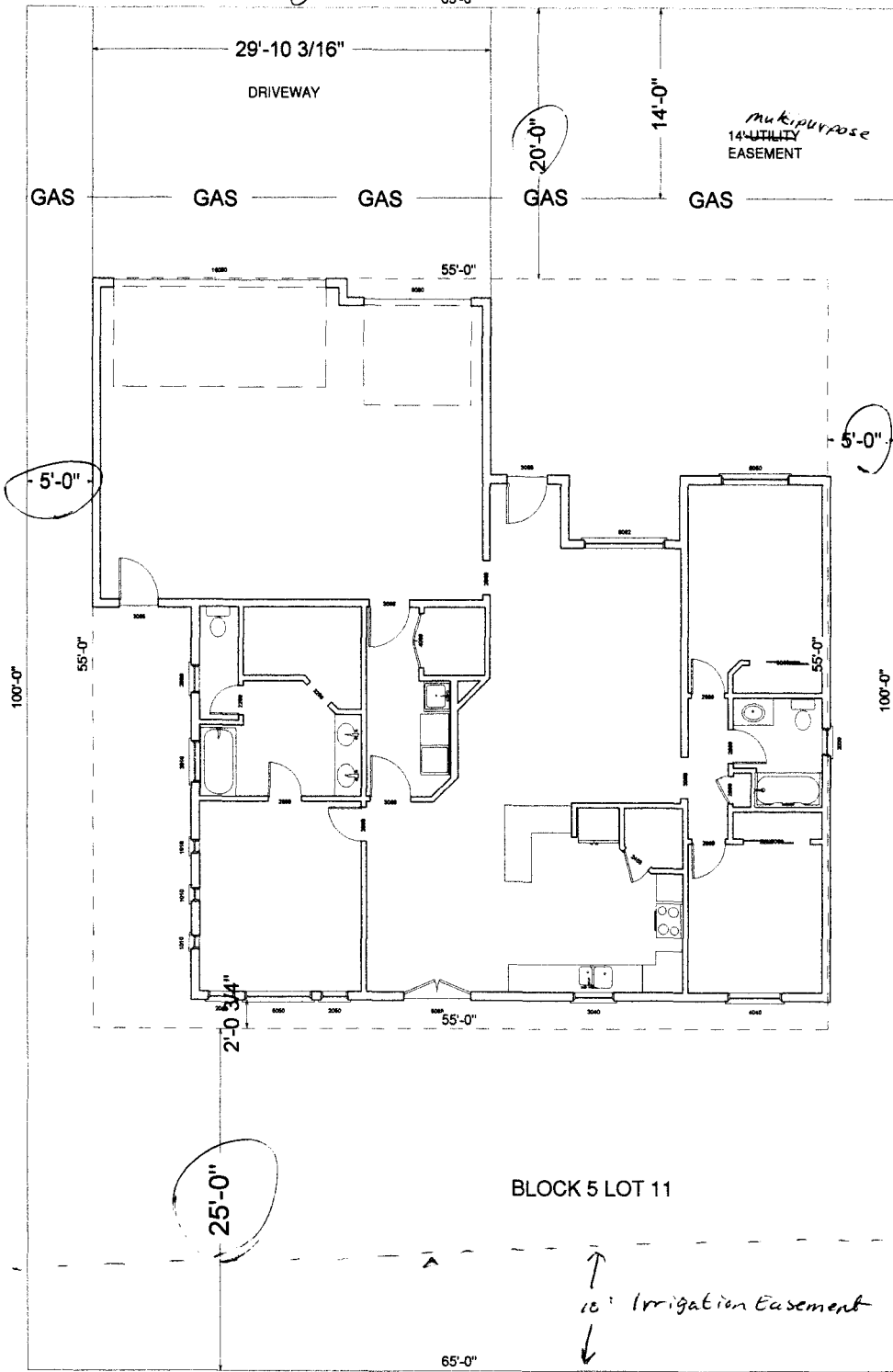
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 2154

Utility Accounting [Signature] Date 10/26/09

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)

315 O'HEY LANE

*Driveway OK
Pat 10/23/09*



ACCEPTED PD *A Miller*
 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.