

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

~~DEFERRED FEES~~

~~ZONING 6~~

Building Address 3158 Cross Canyon Ln No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-151-16-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1500

Subdivision Chatfield III Sq. Ft. of Lot / Parcel 7700 7753.68

Filing III Block 7 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000 38%

OWNER INFORMATION:

Name John Huff LLC

Address 310 33 RD

City / State / Zip Palisade, CO 81526

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Huff Homes Con. LLC

Address 3168 Cross Canyon Ln

City / State / Zip GA, CO 81504

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 PLANNING 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	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>C</u>	Special Conditions <u>APR 15 2010</u> <u>1030</u>
Driveway Location Approval <u>PD</u> <u>as noted on site plan</u>	(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 1/27/10

Planning Approval PD [Signature] Date 1/28/10

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21607

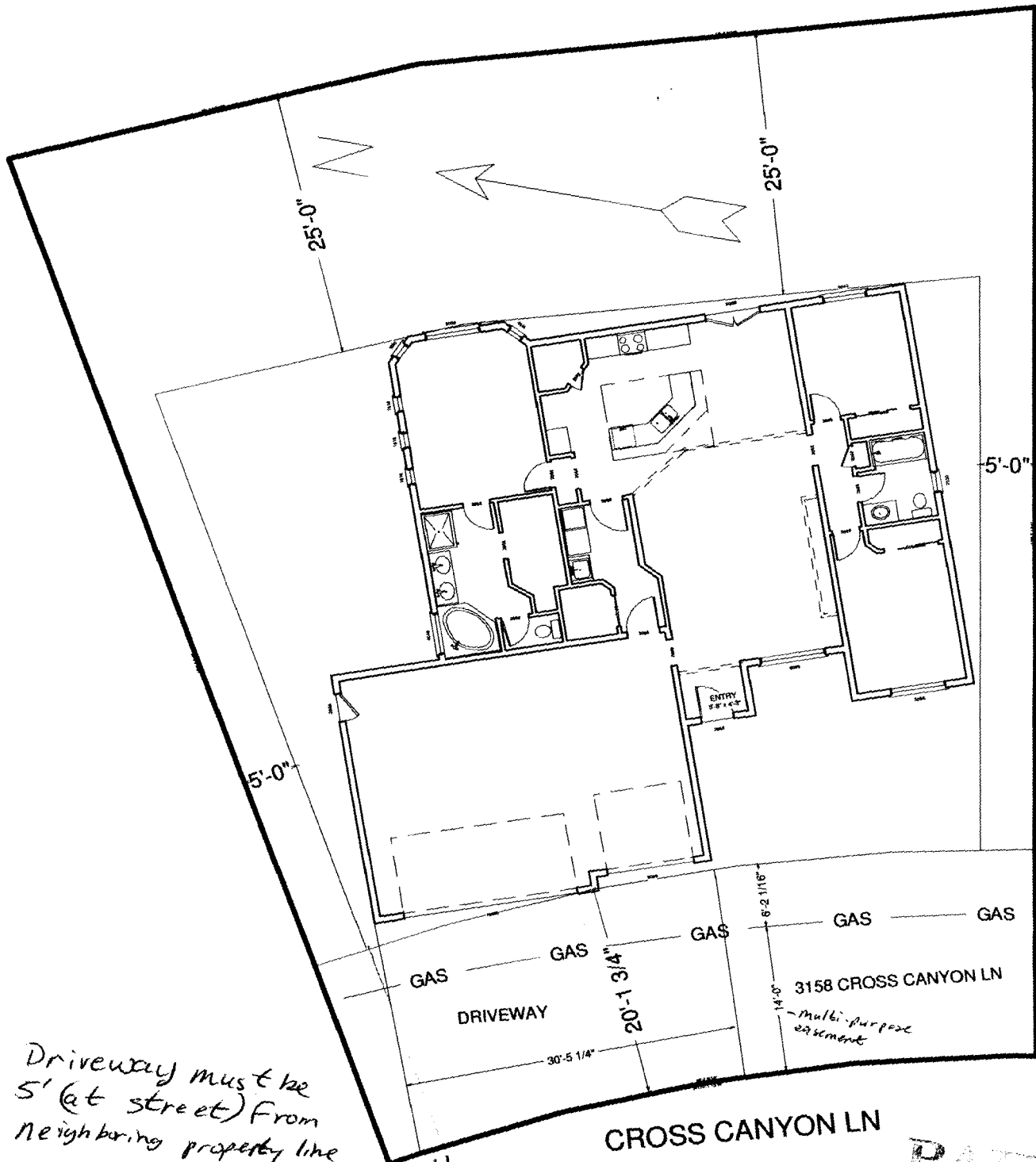
Utility Accounting [Signature] Date 1/29/10

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)

~~DEFERRED FEES~~

ACCEPTED *RD [Signature]*
 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.



Driveway must be
 5' (at street) from
 neighboring property line

K-54

CROSS CANYON LN

PAID
 APR 15 2010
Rb

21
 6
 27
 300