

FEE \$ 10  
 TCP \$ 460  
 SIF \$ 1589  
2059

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

BLDG PERMIT NO. 82149-16195

Building Address 440 CHATFIELD LANE

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-151-13-005

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1885

Subdivision CHATFIELD III

Sq. Ft. of Lot / Parcel 6500

Filing \_\_\_\_\_ Block 4 Lot 5

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3021

Height of Proposed Structure 21'-6"

**OWNER INFORMATION:**

Name ABBA WAY INVESTMENTS, LLC

**DESCRIPTION OF WORK & INTENDED USE:**

Address 457 CHATFIELD DRIVE

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

City / State / Zip GRAND JUNCTION, CO 81504

**APPLICANT INFORMATION:**

Name GRIFFIN CONCEPTS, INC.

**\*TYPE OF HOME PROPOSED:**

Address 2764 COMPASS DR. #112A

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

City / State / Zip GRAND JCT, CO 81506

NOTES: \_\_\_\_\_

Telephone 970-241-9223

**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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>[Signature]</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).

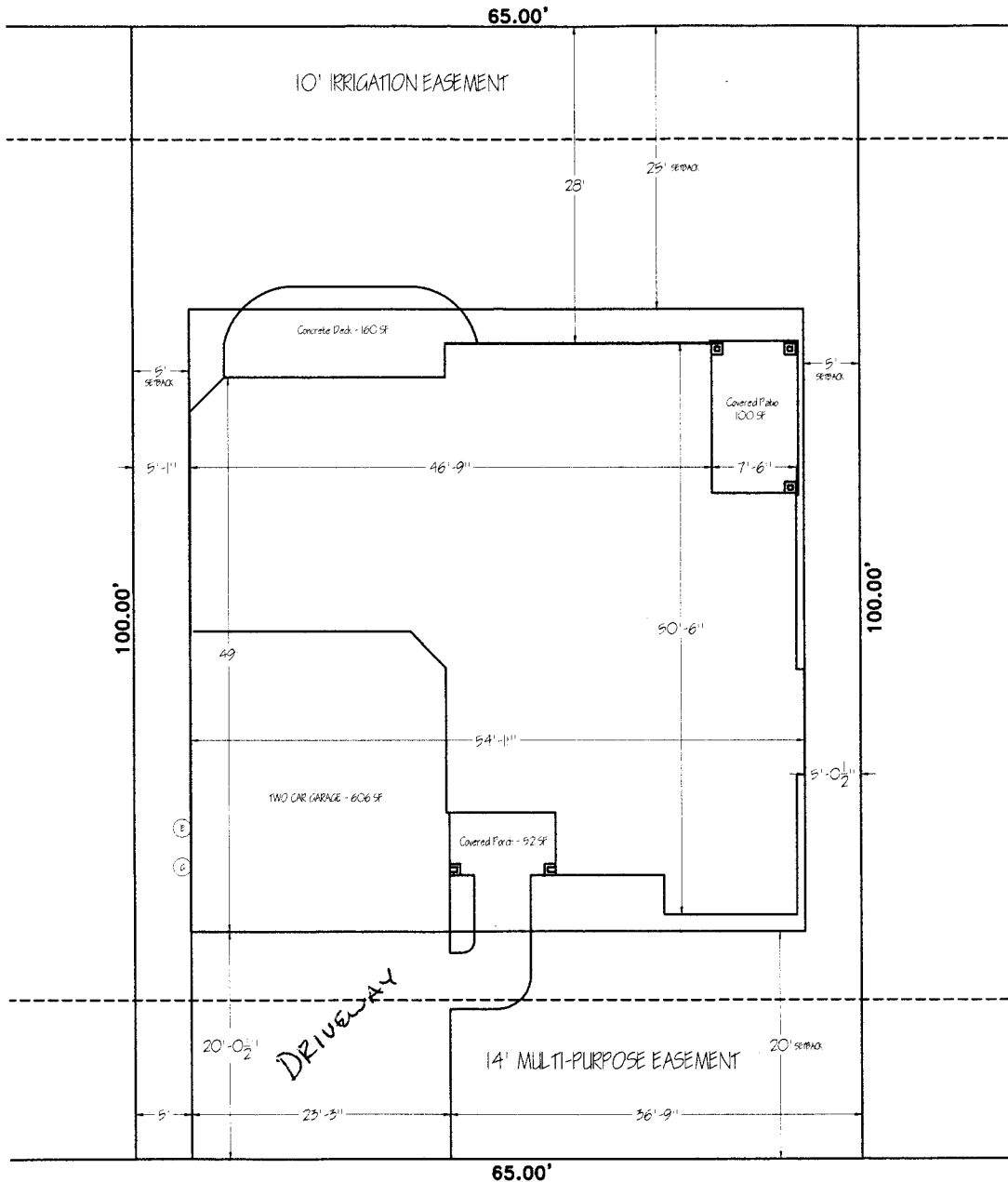
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-19-07

Department Approval [Signature] Date 6-22-07

Additional water and/or sewer tap fees(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>TAP Transfer from</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-22-07</u>		<u>3156 D1/2</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)



Chatfield Lane

*WS*

ALL WORKS MUST BE  
 APPROVED BY CITY PLANNING  
 DEPARTMENT'S  
 ENGINEER'S  
 EASEMENT

Abba Way Investments, LLC  
 PATTERSON MODEL: 1885 SF  
 Lot 5 , Blk. 4 Chatfield III Subdivision  
 Address: 440 Chatfield Lane  
 GRAND JUNCTION, CO 81504  
 Tax Sched. No.: 2943-151-13-005



Scale: 1/16" = 1'  
 LOT SIZE: 6500 SF

LIVING SPACE - 1885 SF  
 TWO CAR GARAGE - 606 SF