

FEE \$ 10.00
TCP \$ 1589.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 446 Chatfield Lane
 Parcel No. 2943-151-13-004
 Subdivision Chatfield III
 Filing II Block 4 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2206
 Sq. Ft. of Lot / Parcel 6500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2280
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Leonard Walterscheid
 Address 2312 I Rd.
 City / State / Zip Grand Jct, Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ottis Russell
 Address 515 1/2 Sara Ln.
 City / State / Zip Clifton, Co. 81520
 Telephone 985-0743

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-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 Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "C" Driveway Location Approval SR
 (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 Ottis Russell Date 3-2-07

Department Approval [Signature] Date 3/5/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20007

Utility Accounting Date 3-6-07

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)

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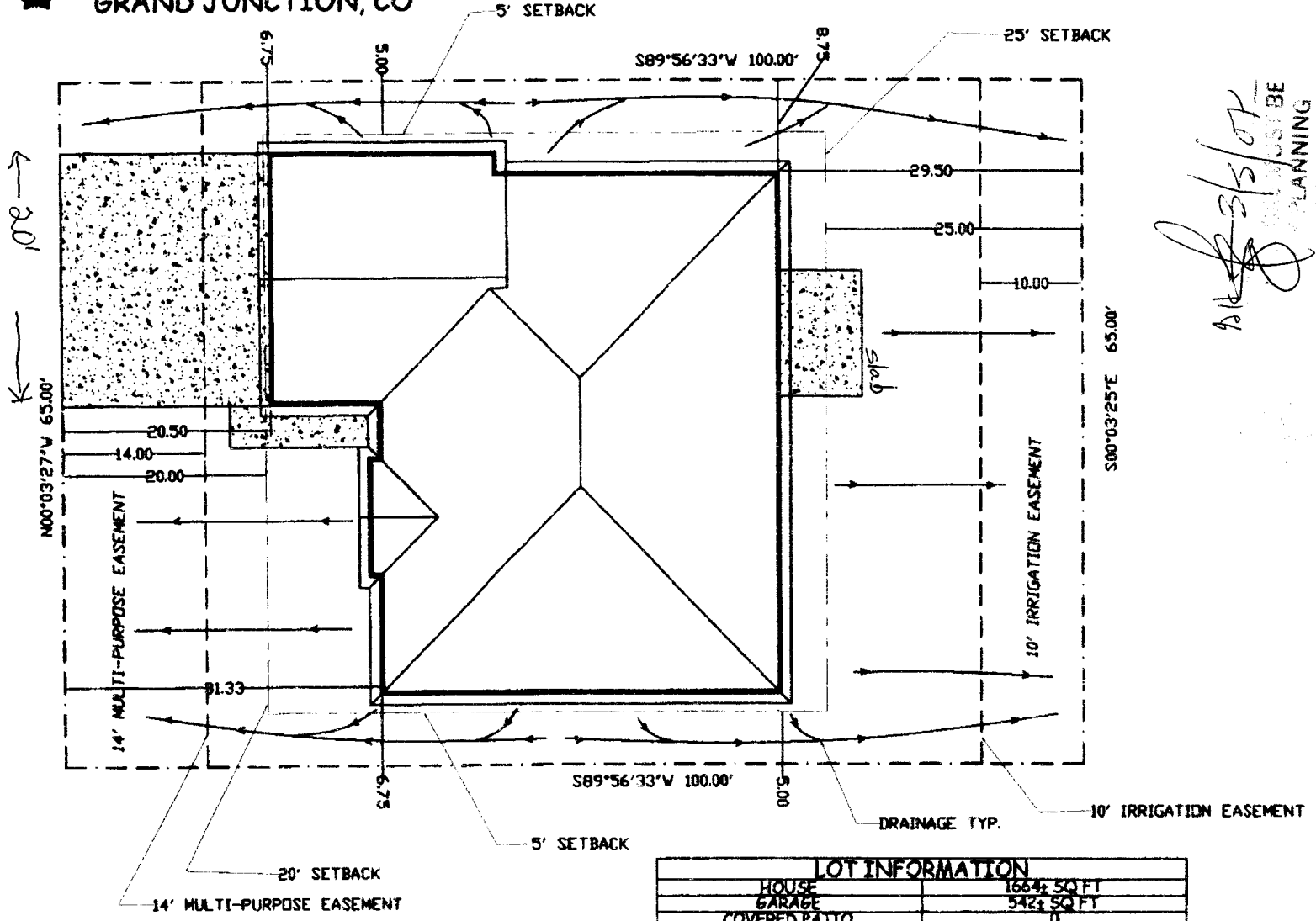


MODEL 1664
446 CHATFIELD LANE
GRAND JUNCTION, CO

1. ALL MEASUREMENTS OF BUILDING AND LOT TO BE VERIFIED BY OWNER/BUILDER.
2. PLANS ARE NOT ENGINEERED AND ARE ONLY TO BE USED AFTER ACCEPTANCE OF OWNER/BUILDER, ENGINEER, OR LOCAL BUILDING DEPT.
3. SUGGESTED FRAMING PRACTICES AS / WFCM 2001 EDITION FOR ONE & TWO FAMILY DWELLINGS.

*Driveway
OK gld*

CHATFIELD LANE



3/5/07
 PLANNING
 DEPT.
 PERMITS
 DIVISION

N.T.S.
ALL MEAS. ARE IN FT.

LOT INFORMATION	
HOUSE	1664 SQ FT
GARAGE	542 SQ FT
COVERED PATIO	0
COVERED ENTRY	26 SQ FT
SUBDIVISION	CHATFIELD III
LOT SIZE	6900 SQ FT.
BLOCK	4
LOT	2
ADDRESS	446 CHATFIELD LANE
CITY	GRAND JUNCTION, CO