

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 448 CHATELAIN LANE
 Parcel No. 2943-151-13-001
 Subdivision CHATELAIN III
 Filing _____ Block 4 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1830
 Sq. Ft. of Lot / Parcel 7602 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3440 SF
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name HANSON, INC.
 Address 3164 MINNIE ST.
 City / State / Zip GJ, CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name GRIFFIN CONCEPTS, INC.
 Address 2764 COMPASS DR. #112A
 City / State / Zip GJ, CO 81506
 Telephone 970.241.9223 / 260.4706

*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 <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>JAR</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 Dana Selt Date 6-27-07
 Department Approval JAR Daylen Henderson Date 7/9/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>pd @ CGV</u>
Utility Accounting <u>[Signature]</u> Date <u>7/9/07</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)

MINNIE STREET

85.89'

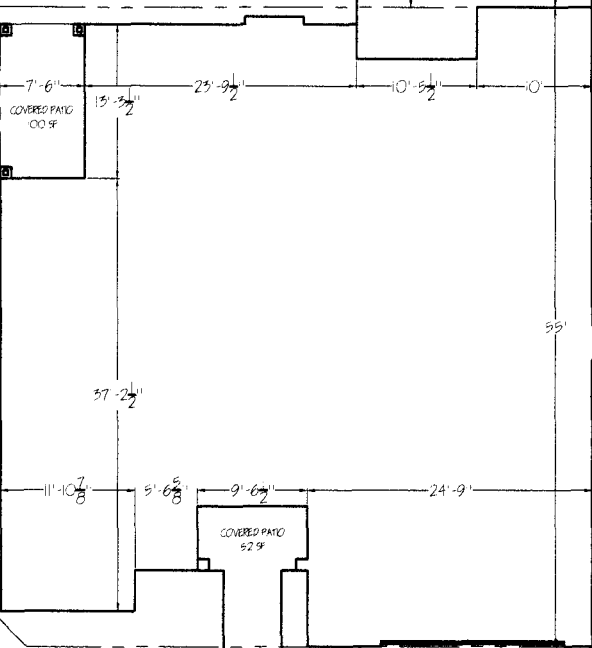
14' MULTI-PURPOSE EASEMENT

76.93'

10' IRRIGATION EASEMENT

25' SETBACK 25'-0"

Uncovered
CONCRETE DECK
200 SF



14' MULTI-PURPOSE EASEMENT

62.89'

448 CHATFIELD LANE

Drive OK
JAR

SH Trubel Plan

ANY CHANGE OF SETBACKS MUST
BE APPROVED BY THE CITY PLANNING
DEPARTMENT. ALL EASEMENTS
SHALL BE TO REMAIN IN
PERMANENT AND IDENTIFY EASEMENTS
AND PROPERTIES THERE.

GOTTBEHUIET RESIDENCE

Lot 1, Blk. 4 Chatfield III Subdivision

Address: 448 Chatfield Lane

Grand Junction, CO 81504

Tax Sched: 2943-151-13-001

LOT SIZE: 7602 SF

PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 1, Blk. 4 Chatfield III Subdivision
STREET ADDRESS	448 Chatfield Lane
HOUSE SQ. FT. - 1ST FLR.	830 SF
GARAGE SQ. FT.	606 SF
CVD. PORCH/PATIO SQ. FT.	352 SF
LOT SIZE	7602 SF
SURFACE COVERAGE	3440
DRAINAGE TYPE	'A'
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax No: 2943-151-13-001	



SITE PLAN

CHATFIELD III
BUILDER: GRIFFIN CONCEPTS, INC.
895 E. WASHINGTON, GRAND JUNCTION, CO
PHONE (970) 260-4706 / FAX (970) 246-1048

DATE: 07/01/07	TIME:
BY: [Signature]	DATE:

Gottbehuiet Residence: 1830 SF
448 Chatfield Lane - Chatfield III Subdiv
GJ, CO 81504

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