

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

450 Chatfield Lane

Building Address 3162 Minnie St.
 Parcel No. 2943-151-15-019
 Subdivision Chatfield III
 Filing _____ Block 6 Lot 19

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2184
 Sq. Ft. of Lot / Parcel 7903
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3632
 Height of Proposed Structure 21' 10"

OWNER INFORMATION:

Name Hanson Inc
 Address 316# Minnie St.
 City / State / Zip G.S. CO 81504

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 835 E. Yucatan Ct
 City / State / Zip GJ CO 81505
 Telephone 970-245-1041 / 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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X 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 OK 3/26/07
 (Engineer's Initials)

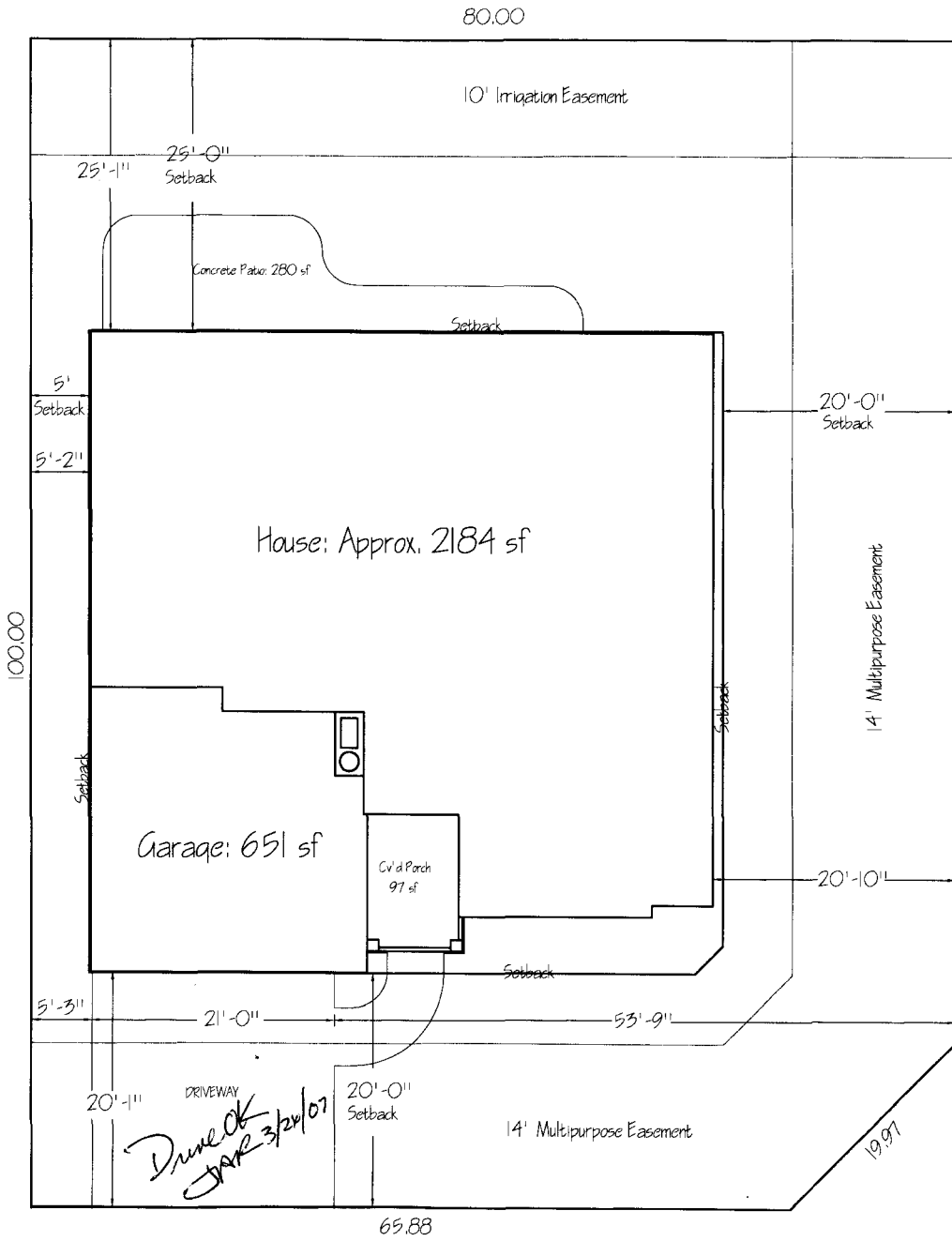
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

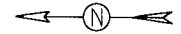
Applicant Signature [Signature] Date 3/26/07
 Department Approval [Signature] Date 3/27/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20081</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/29/07</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)



HANSON I RESIDENCE
 Lot 19, Blk. 6
 Chatfield III Subdivision
 3162 Minnie Street
 Grand Junction, CO 81504
 Mesa County
 Tax No.: 2943-151-15-019
 7903 sf



CHATFIELD III
 BUILDER: GRIFFIN CONCEPTS, INC
 835 E. YUCATAN CT., GRAND JUNCTION, CO
 PHONE: (970) 260-4706 / FAX: (970) 245-1041

*Drive OK
 JAR 3/24/07*

ACCEPTED *JAR Wendy Spurr*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

CHATFIELD LANE