

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

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

BLDG PERMIT NO. _____

d

Building Address 451 Chatfield Ln
 Parcel No. 2943-151-16-014
 Subdivision Chatfield III
 Filing _____ Block 7 Lot 14

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1908
 Sq. Ft. of Lot / Parcel 6500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3397
 Height of Proposed Structure 9'5"

OWNER INFORMATION:

Name Jeff Sealey
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bookcliff Builders
 Address 1383 Brule Path Ct
 City / State / Zip Fruita CO 81521
 Telephone 970-858-8881

***TYPE OF HOME PROPOSED:**

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

NOTES: New Construction

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>R5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5/3</u> from PL Rear <u>25/5</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>WS</u> (Engineer's Initials)	

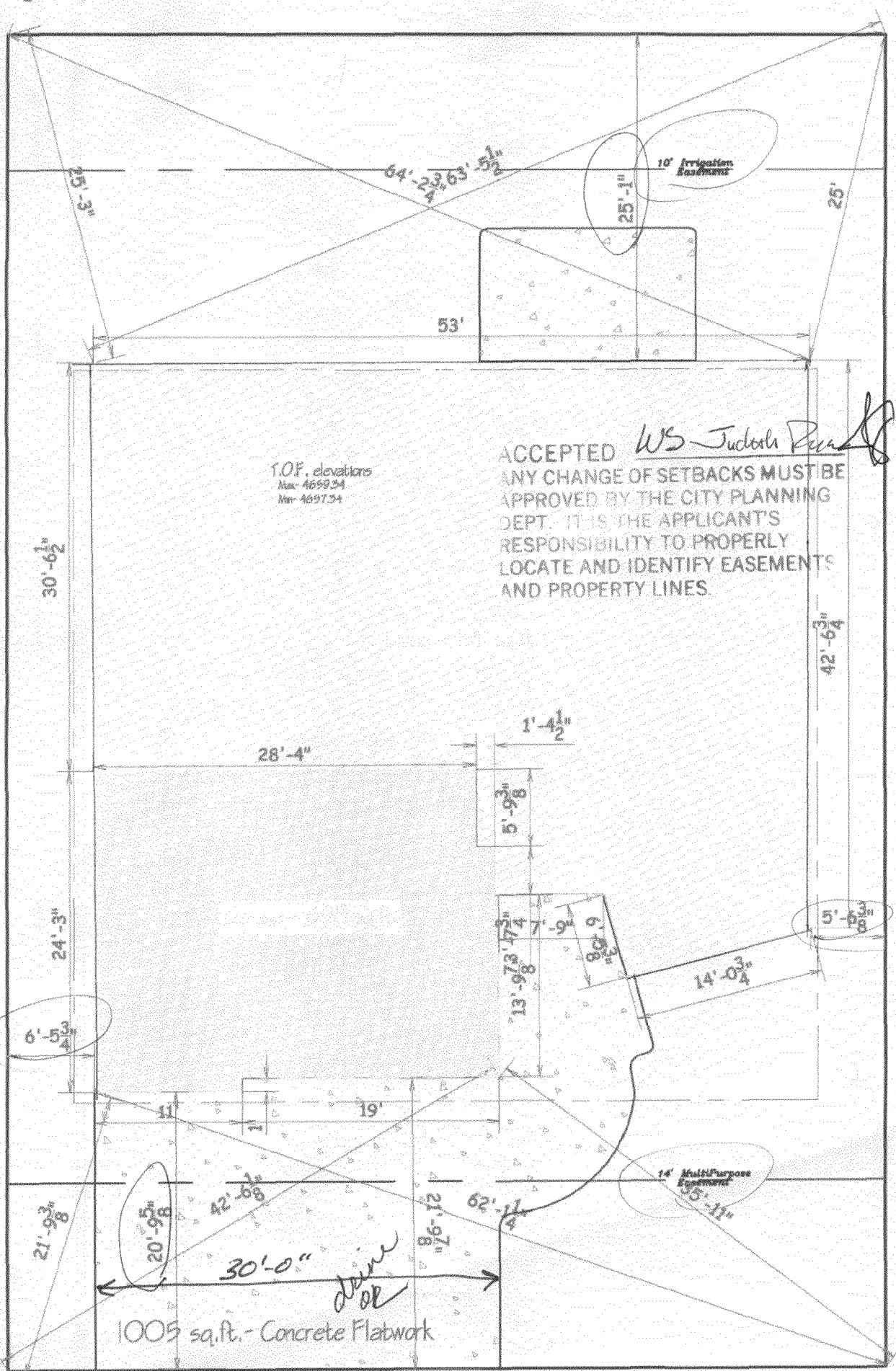
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Jeff Sealey Date 7/19/07
 Department Approval WS Judith Rice Date 7/27/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>pd @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/26/07</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)



T.O.F. elevations
 Max- 4699.54
 Min- 4697.34

ACCEPTED *WS Jackson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Done
 1005 sq.ft. - Concrete Flatwork

451 Chatfield