

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

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

BLDG PERMIT NO. \_\_\_\_\_ *d*

Building Address 452 CHATFIELD LANE  
 Parcel No. 2943-151-15-018  
 Subdivision CHATFIELD III  
 Filing \_\_\_\_\_ Block 6 Lot 18

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1985  
 Sq. Ft. of Lot / Parcel 6633 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3339 SF  
 Height of Proposed Structure 22'

**OWNER INFORMATION:**

Name TALSKER, LLC  
 Address 2495 I 1/2 ROAD  
 City / State / Zip GJ, CO 81505

**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 260-4706 / 241-9223

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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 Joffe Date 6-27-07

Department Approval JAR Dayleen Henderson Date 7-2-07

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>X</u>	Date <u>7/10/07</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)

7-2-07  
JWH Bayless Henderson

NETSACKS MILITARY  
CITY PLANNING  
COUNCIL'S  
PROPERLY  
IDENTIFY EASEMENTS  
AND PROPERTY LINES

TALSKER, LLC  
PATTERSON MODEL: 1885 SF  
Lot 18, Blk. 6 Chatfield III Subdivision  
Address: 452 Chatfield Lane  
GRAND JUNCTION, CO 81504  
Tax Sched: 2943-151-15-018



Scale: 1/16" = 1'

LOT SIZE: 6633 SF

