

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 458 Chatfield Ln.
 Parcel No. 2943-151-15-015
 Subdivision Chatfield III
 Filing _____ Block 6 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2347
 Sq. Ft. of Lot / Parcel 9702 SF.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4312 SF
 Height of Proposed Structure 27'6"

OWNER INFORMATION:

Name C Homefront Group, Inc
 Address 734 Tullip Dr.
 City / State / Zip G.J., 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 276A Compass Dr., Ste. 112A
 City / State / Zip G.J., CO 81506
 Telephone (970) 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RMFS</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>+</u> NO _____		
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>JDS/m</u> (Engineer's Initials)		

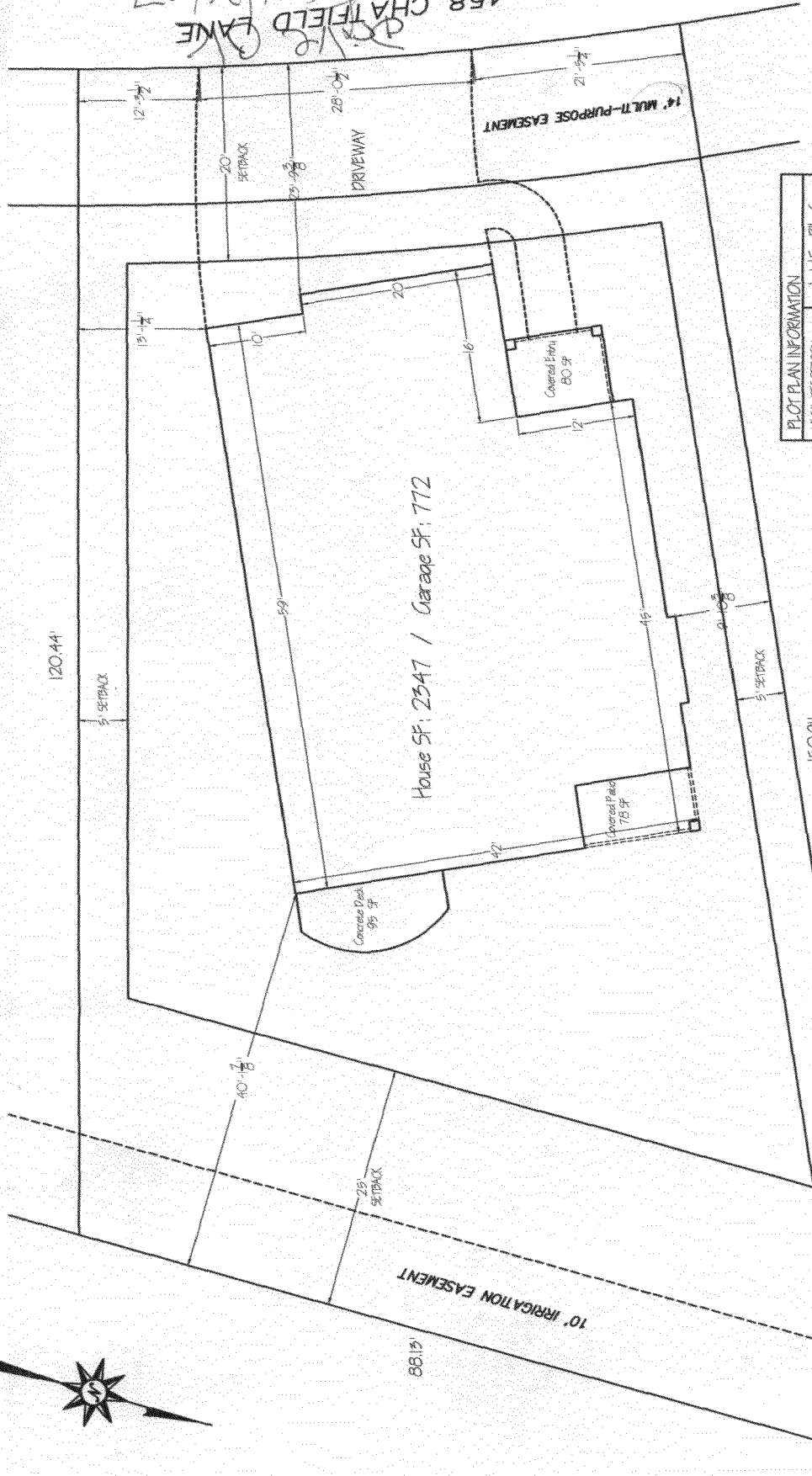
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 4/25/07
 Department Approval [Signature] Date 5/3/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20226</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/3/07</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)



458 CHATFIELD LAKE
 DATE 5/2/07
 4/20/07

PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 15, Blk. 6 Chatfield III Subdivision
STREET ADDRESS	458 Chatfield Lane
HOUSE SQ. FT. - SF/PAR.	2347 SF
GARAGE SQ. FT.	772 SF
CVD. PORCH/PATIO/SQ. FT.	198 SF
LOT SIZE	9702 SF
LOT COVERAGE	MAX %
DRAINAGE TYPE	"A"
SETBACKS	Front: 20' Rear: 25' Side: 5'

Judith Rice 5/2/07

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

- ← DENOTES DIRECTION OF DRAINAGE FLOW
- ⊕ INDICATES SPOT ELEVATION
- ⊗ UTILITY PEDESTAL

SITE PLAN

CHATFIELD III
 FULL PER. CONCEPTS, INC.
 2704 CONWAY DR., STE 102A, CO SPRING
 PHONE: (9703) 241-9225 / FAX: (9703) 241-9225

DATE	03/09/07
REVISION	
NO.	

Homefront Corp. - Petersen Model
 Lot 15, Blk. 6 - Chatfield III Subdiv.
 House SF: 2347 / Garage SF: 772

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