

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 460 Chattfield Ln.  
 Parcel No. 2943-151-15-014  
 Subdivision Chattfield III Sub.  
 Filing \_\_\_\_\_ Block 6 Lot 14

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1802  
 Sq. Ft. of Lot / Parcel 9509  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2405  
 Height of Proposed Structure 19'6"

**OWNER INFORMATION:**

Name Dawble R Builders  
 Address 2139 N. 12th Unit 10 Box 9333  
 City / State / Zip Grand Jct. CO. 81501

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

**APPLICANT INFORMATION:**

Name Ray Rabidox  
 Address 687 Tahoe Cir  
 City / State / Zip Grand Jct. CO. 81505  
 Telephone 970-241-3449

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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>RMF-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>4/24/07 NA</u> (Engineer's Initials)		

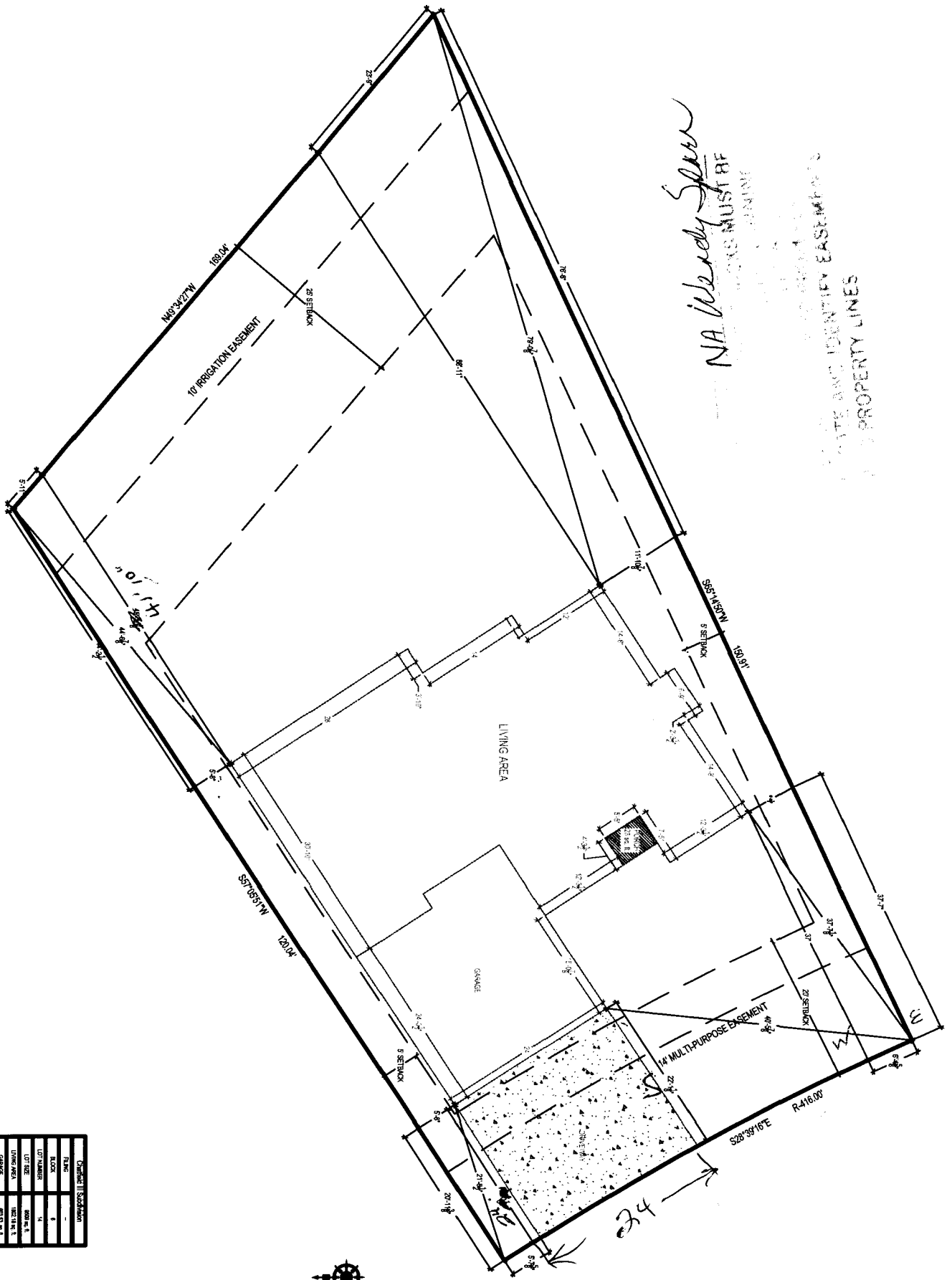
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 4-28-07  
 Department Approval NA Wendy Spurr Date 4/24/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>4/24/07</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/24/07</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)



*NA Wendy Spurr*  
 MUST BE  
 IDENTIFY EASEMENTS  
 PROPERTY LINES

General Schedule	
PLAN	1
BLOCK	6
LOT NUMBER	14
LOT SIZE	8000 sq. ft.
LOT AREA	10023 sq. ft.
SETBACK	25' to 30'
STREET FRONT	200' to 250'



C1

Project No.	ADT
Date	4/11/07
Scale	2/11/07
Notes	NTS
Sheet No.	1
Sheet Count	1
Revision	
A	
B	
C	
D	
E	

**Geneva Bella**  
 Lot 14 Blk 6 Chatfield III  
 Double R Builders

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