

FEE \$ 10.00
 TCP \$ 1589.00
 SIF \$ 400.00

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

BLDG PERMIT NO. _____

Building Address 461 Chatfield Dr.
 Parcel No. 2943-151-1A-005
 Subdivision Chatfield III
 Filing _____ Block 7 Lot 19

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2454
 Sq. Ft. of Lot / Parcel 7022
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2454
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Lenny Waterscheid
 Address 2312 F Rd.
 City / State / Zip Grand Jct, Co, 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ottis Roswell
 Address 515 1/2 Sava Ln.
 City / State / Zip Clifton, Co 81520
 Telephone 985-0743

***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>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 <u>X</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>2</u>	Driveway Location Approval _____ (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 Ottis Roswell Date 3-29-07

Department Approval Mishi Wagner Date 4/3/07

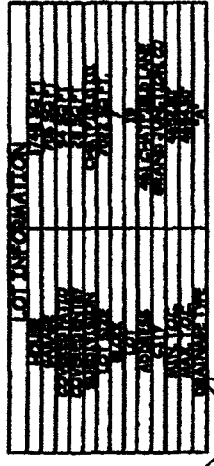
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20103</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-3-07</u>		

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)

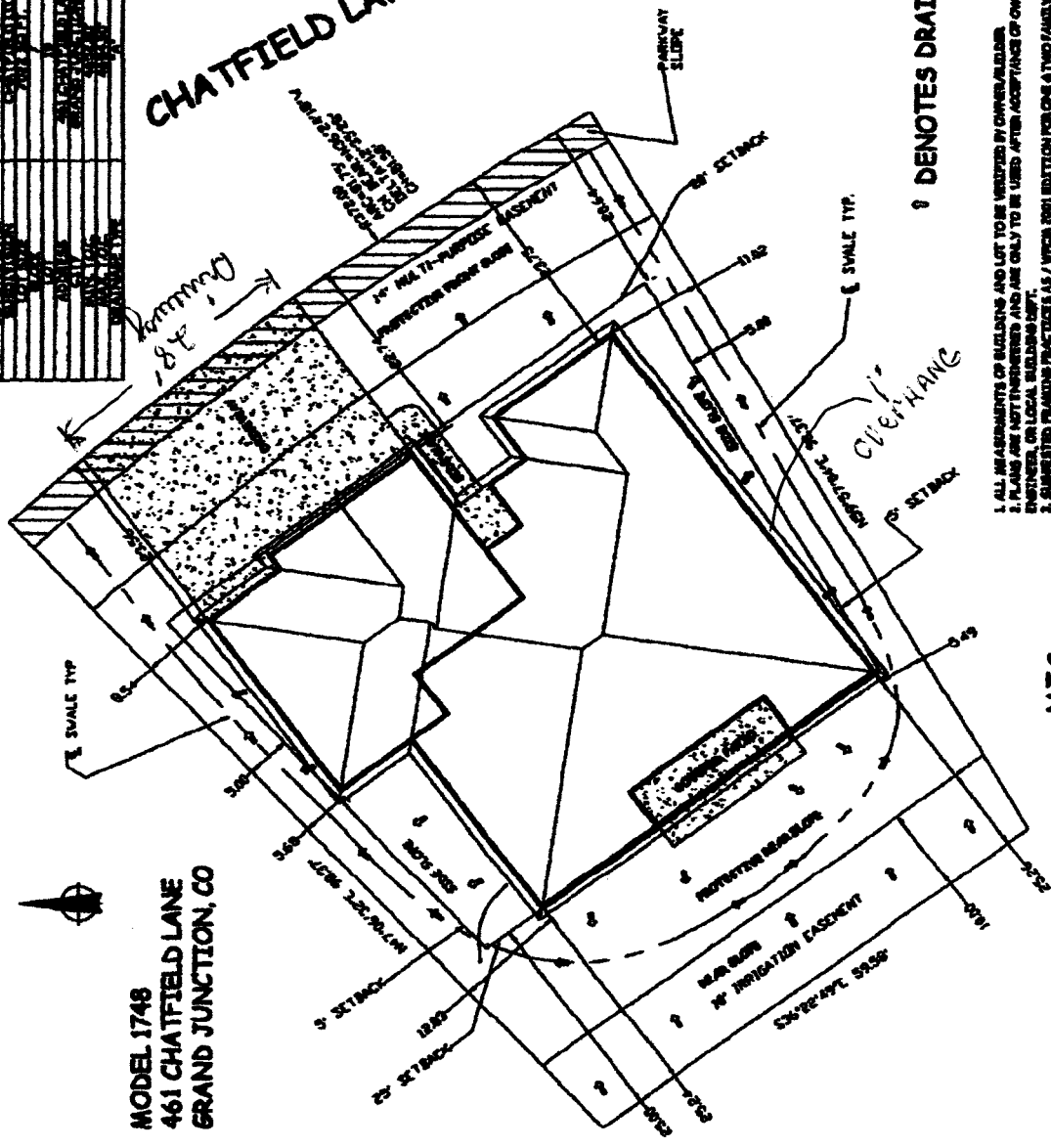
*Drainage Study
11/18/11
4/3/17*

*W/18/11/11
11/18/11
4/3/17*

GRADING NOTES
1. SLOPE PARALLEL TO SLOPE OF ST.
2. SLOPE PROTECTIVE FRONT SLOPE TO MEET ORIGINAL GRADING.



CHATFIELD LANE



↑ DENOTES DRAINAGE DIRECTION

1. ALL MEASUREMENTS OF BUILDINGS AND LOT TO BE VERIFIED BY OWNER/ARCHITECT.
2. PLANS ARE NOT ENGINEERED AND ARE ONLY TO BE USED AFTER ACCEPTANCE OF OWNER/ARCHITECT, ENGINEER, OR LOCAL BUILDING DEPT.
3. SUGGESTED FRAMING PRACTICES AS PER 2001 EDITION FOR ONE & TWO FAMILY DWELLINGS.

N.T.S. ALL MEAS. ARE IN FT.

**MODEL 1748
461 CHATFIELD LANE
GRAND JUNCTION, CO**

