

FEE \$ 10.⁰⁰/₁
 TCP \$ 158.⁰⁰/₁
 SIF \$ 460.⁰⁰/₁

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

BLDG PERMIT NO. PH

Building Address 462 CHATFIELD LANE
15-016
 Parcel No. 2943-151-~~16-016~~ *Original structure*
 Subdivision CHATFIELD III
 Filing _____ Block 6 Lot 16

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2347
 Sq. Ft. of Lot / Parcel 7748 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3277 SF
 Height of Proposed Structure 27'-6"

OWNER INFORMATION:

Name GRIFFIN CONCEPTS, INC.
 Address 2764 COMPASS DR. STE. 112A
 City / State / Zip GJ, 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 2764 COMPASS DR. STE. 112A
 City / State / Zip GJ, CO 81506
 Telephone 970-241-9223 / 970-260-4706

***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 R-5 Maximum coverage of lot by structures 60'⁷²
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES 1 NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval [Signature]
 (Engineers 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).

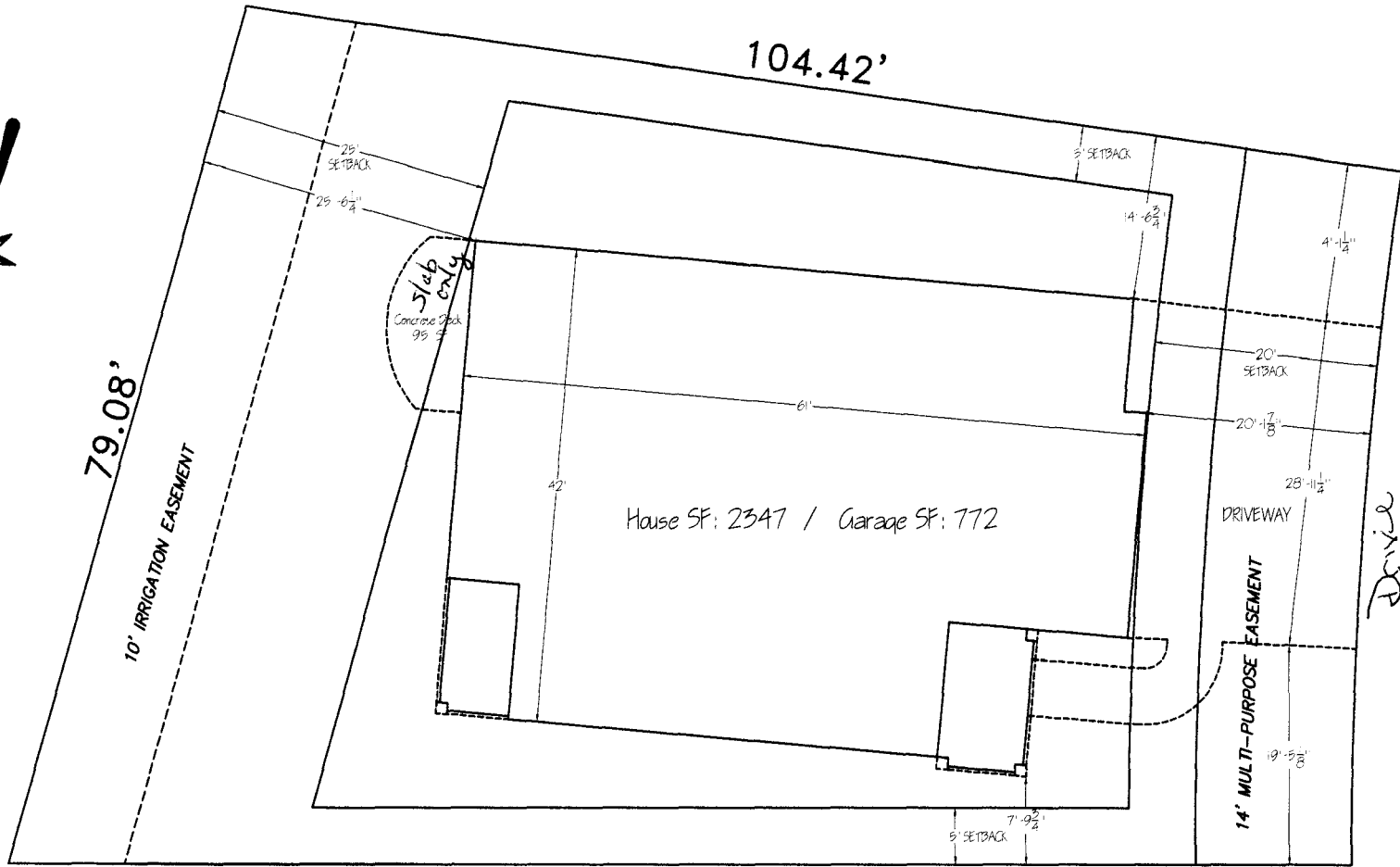
Applicant Signature [Signature] Date 8-14-07

Department Approval [Signature] Date 8/27/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20583

Utility Accounting [Signature] Date 8/27/07

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)



Drive
 462 CHATFIELD LANE
 8/14/07

Dayleen Henderson

- DENOTES DIRECTION OF DRAINAGE FLOW
- INDICATES SPOT ELEVATION
- UTILITY PEDESTAL

PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 16, Blk. 6 Chatfield III Subdivision
STREET ADDRESS	462 Chatfield Lane
HOUSE SQ. FT.	2347 SF
GARAGE SQ. FT.	772 SF
CVD PORCH/PATIO SQ. FT.	58 SF
LOT SIZE	7748 SF
LOT COVERAGE	33.33 %
DRAINAGE TYPE	"A"
SETBACKS	Front: 20' Rear: 25' Side: 5'

In No. 2943-15-16-016
 2943-151-15-016