

PA

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 ⁴⁶³ ~~469~~ Chatfield Lane
 Parcel No. 2943-151-16-018
 Subdivision Chatfield III
 Filing 2 Block 7 Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2610
 Sq. Ft. of Lot / Parcel 7069
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Jim + Diana Ricknel
 Address 1806 East Hermosa Vista Dr.
 City / State / Zip Mesa, AZ 85203

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 Sara 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>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>DR</u> (Engineer's Initials)

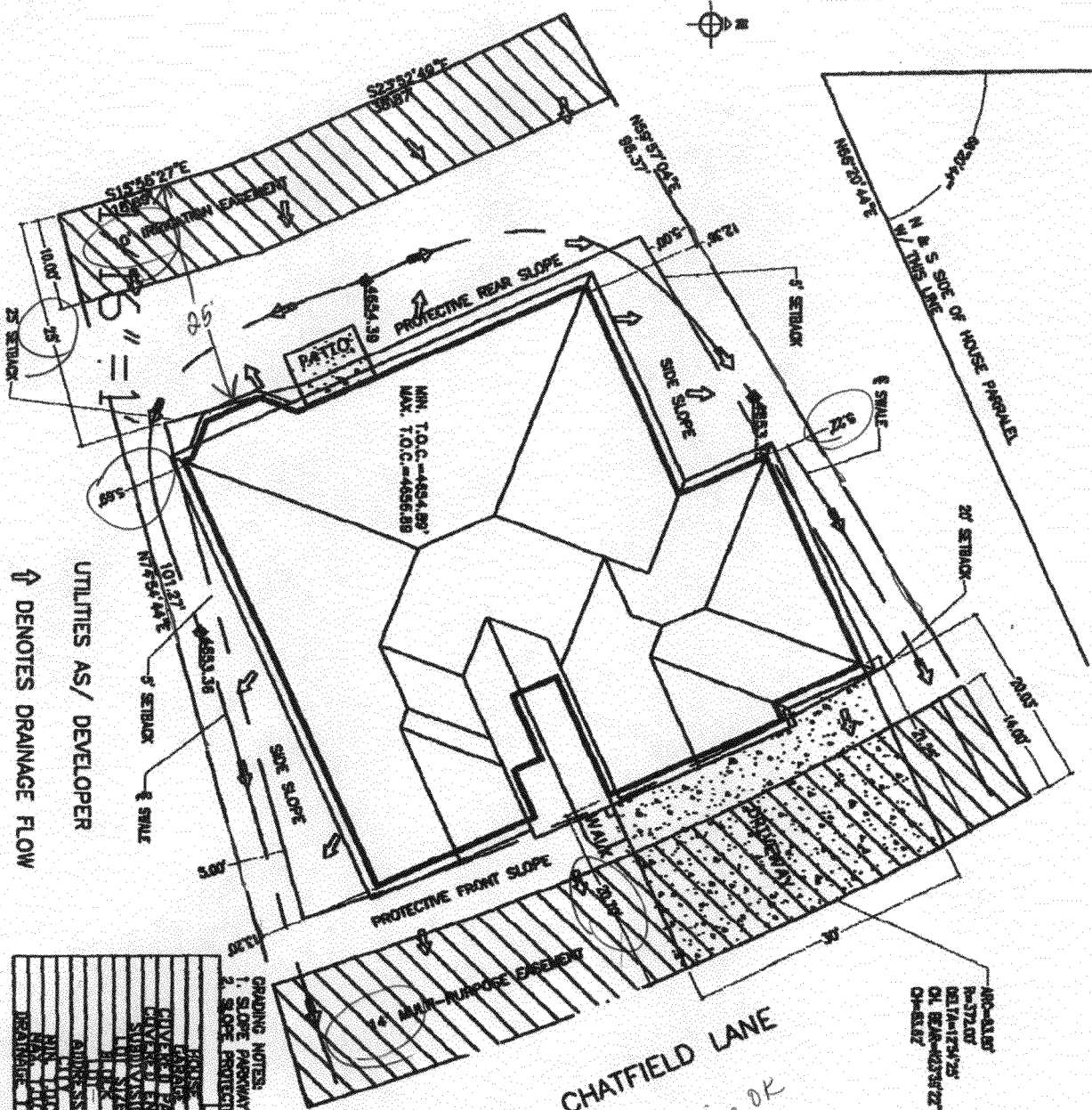
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Ottis Roswell Date 8-8-07
 Department Approval DR Judith Pace Date 8/24/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-24-07</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)



↑ DENOTES DRAINAGE FLOW
 ↓ UTILITIES AS/ DEVELOPER

ADDRESS	463 CHATFIELD LANE
CITY	GRAND
STATE	INDIANA
ZIP	46132
OWNER	FLAT TOP CONSTRUCTION CO
APPLICANT	FLAT TOP CONSTRUCTION CO
DATE	7/24/07
PROJECT	REAR PATIO
DESCRIPTION	REAR PATIO
PERMIT TYPE	REAR PATIO

DRAWING NOTES:
 1. SLOPE PARALLEL TO SLOPE TO MEET ORIGINAL GROUND.
 2. SLOPE PROTECTIVE FRONT SLOPE @ 2%
 3. SLOPE PROTECTIVE REAR SLOPE @ 2%
 4. SLOPE PROTECTIVE SIDE SLOPE @ 2%

CHATFIELD LANE
*Drive OK
 Bayless
 Henderson*

ACCEPTED *By Judith A. Rice*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

463 Chatfield Ln