

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 465 Chatfield Lane
 Parcel No. 2943-151-16-021
 Subdivision Chatfield III
 Filing II Block 7 Lot 21

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2352
 Sq. Ft. of Lot / Parcel 7064
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2400
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Leonard Walterscheid
 Address 2312 I Pl.
 City / State / Zip Grand Jct, Co.

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, O. 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 <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>RH</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).

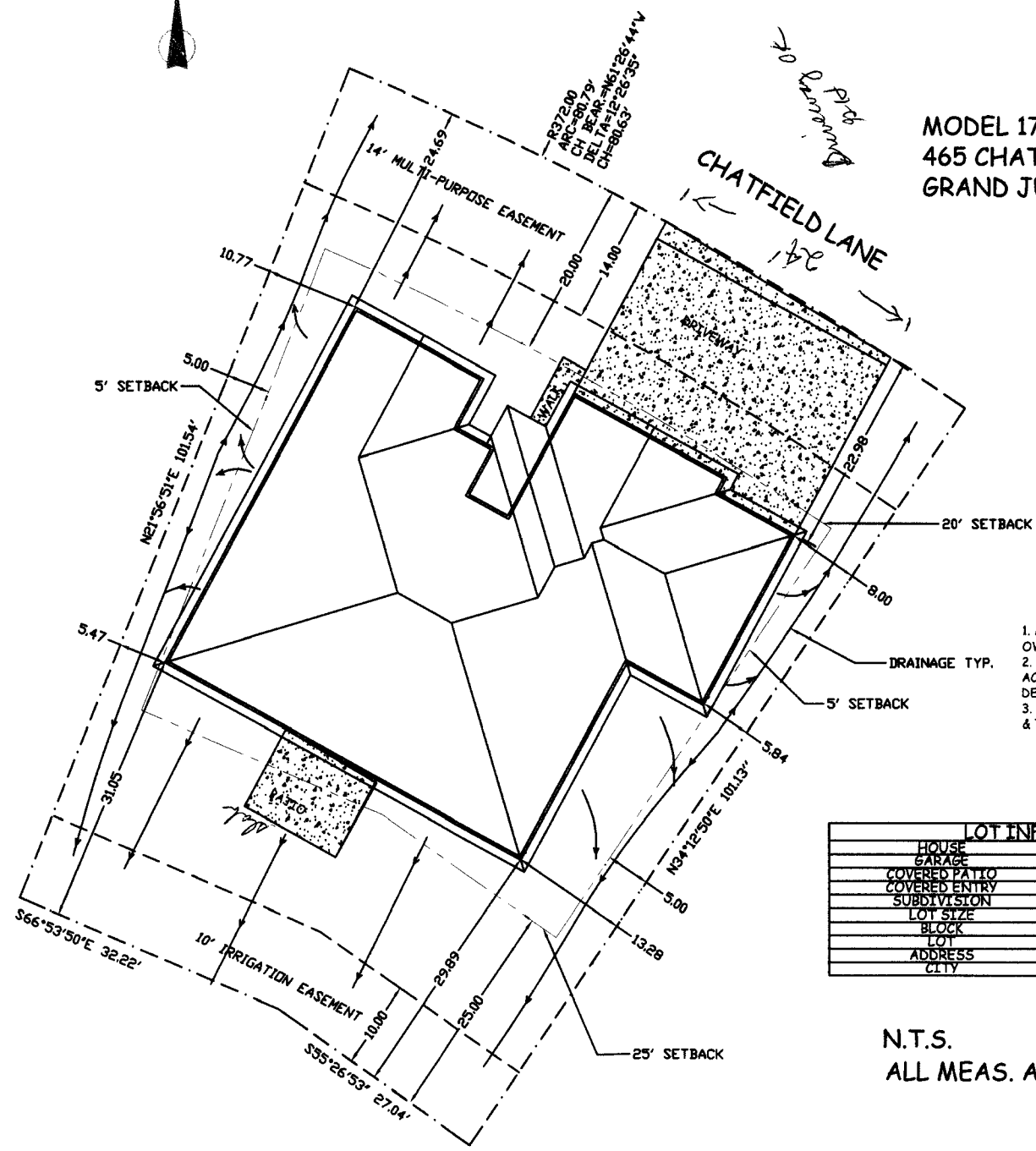
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ottis Roswell Date 3-2-07

Department Approval [Signature] Date 3/5/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20065</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-6-07</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)



MODEL 1712
 465 CHATFIELD LANE
 GRAND JUNCTION, CO

Handwritten notes:
 10/5/13
 [Signature]

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

LOT INFORMATION	
HOUSE	1712 SQ FT
GARAGE	640 SQ FT
COVERED PATIO	0
COVERED ENTRY	55 SQ FT
SUBDIVISION	CHATFIELD III
LOT SIZE	7064 SQ FT.
BLOCK	7
LOT	21
ADDRESS	465 CHATFIELD LANE
CITY	GRAND JUNCTION, CO

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