

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 4440 Chattfield Dr.  
 Parcel No. 2943-151-15-005  
 Subdivision Chattfield III Sub  
 Filing \_\_\_\_\_ Block 10 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1602  
 Sq. Ft. of Lot / Parcel 6507  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 0 3405  
 Height of Proposed Structure 19'6"

**OWNER INFORMATION:**

Name Double R Builders  
 Address 139 N. 12th Unit 10 Box 9333  
 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 Ryan Reynolds  
 Address 487 Tahoe Cr.  
 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): \_\_\_\_\_

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>C</u>	Driveway Location Approval <u>4/24/07 NA</u> (Engineer's Initials)		

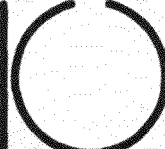
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

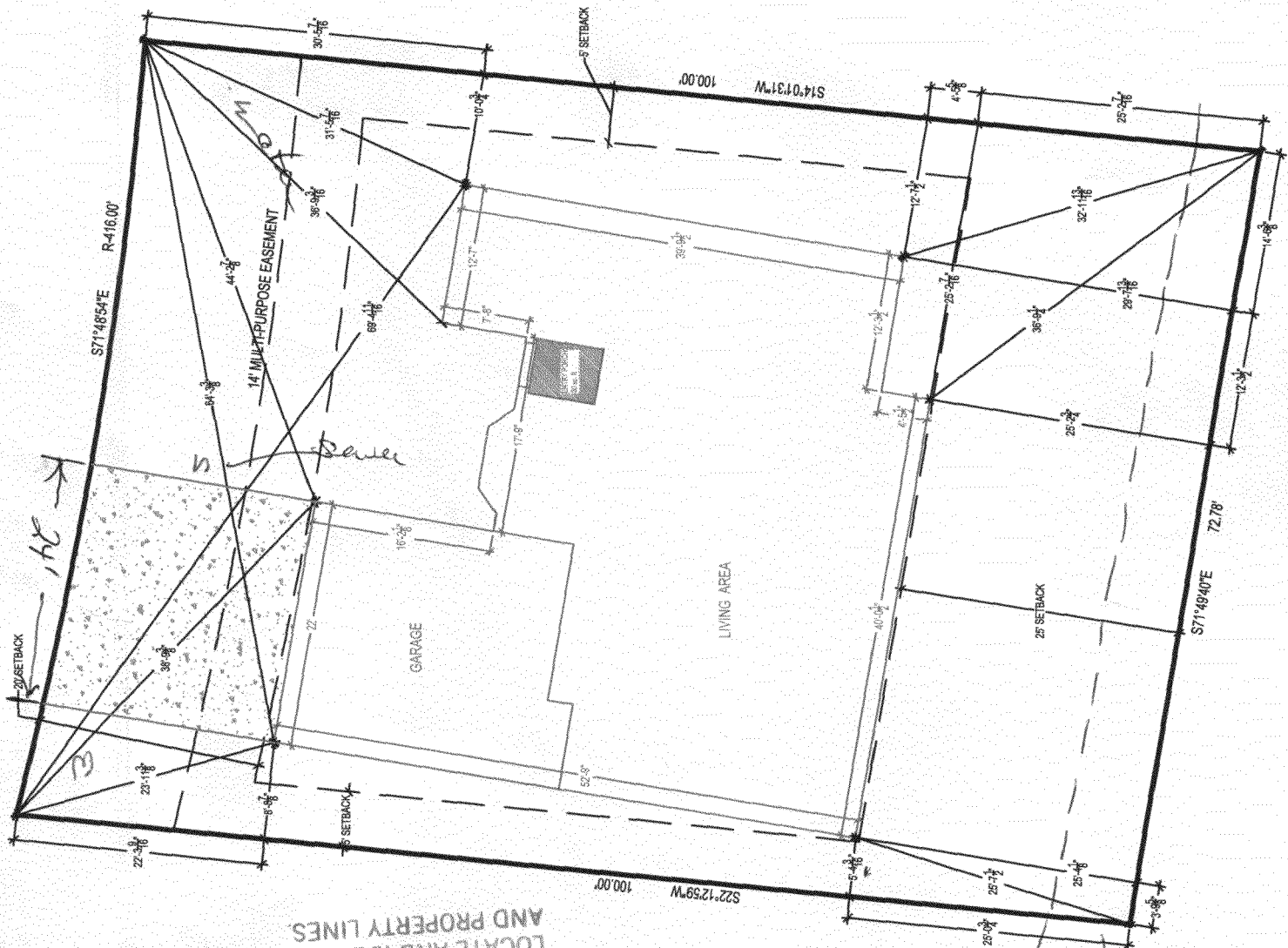
Applicant Signature [Signature] Date 4-20-07  
 Department Approval NA Wendy Spurr Date 4/24/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20182</u>
Utility Accounting <u>Veel Ebbery</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)



Revisions	
A	
B	
C	
D	
E	
Drawn By: ADT	
SET DATE: 4/9/07	
DATE: 2/11/07	
SCALE: NTS	
SITE PLAN	
Sheet: C1	



ACCEPTED NA *[Signature]*  
 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.

Chaffield III Subdivision	
FILING	-
BLOCK	6
LOT NUMBER	5
LOT SIZE	6507 sq. ft.
LIVING AREA	1735.34 sq. ft.
GARAGE	534.61 sq. ft.
TOTAL AREA	2269.95 sq. ft.

*D. Casenew*