FEE $ *10*	
TCP $ *1589*	
SIF $ *440*	

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

BLDG PERMIT NO.

Building Address __473 Chatfield Lane__

Parcel No. __2943-151-16-024__

Subdivision __Chatfield III__

Filing __2__   Block __7__   Lot __24__

No. of Existing Bldgs __0__   No. Proposed __1__

Sq. Ft. of Existing Bldgs __0__   Sq. Ft. Proposed __2430__

Sq. Ft. of Lot / Parcel __6500__

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) __3,000__

Height of Proposed Structure __20'__

OWNER INFORMATION:

Name __Tom Watterscheid__

Address __1451 18 Rd__

City / State / Zip __Fruita / Grand Jct, Co, 81521__

DESCRIPTION OF WORK & INTENDED USE:
[X] New Single Family Home (*check type below)
[ ] Interior Remodel   [ ] Addition
[ ] Other (please specify): _____

APPLICANT INFORMATION:

Name __Ottis Roswell__

Address __516 33½ Rd__

City / State / Zip __Clifton, Co. 81520__

Telephone __985-0743__

*TYPE OF HOME PROPOSED:
[X] 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__

SETBACKS: Front __20__ from property line (PL)

Side __5__ from PL   Rear __25__ from PL

Maximum Height of Structure(s) __35__

Voting District __C__   Driveway Location Approval __WS__
(Engineer's Initials)

Maximum coverage of lot by structures __60%__

Permanent Foundation Required: YES __✓__ NO _____

Parking Requirement __2__

Special Conditions_____

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).
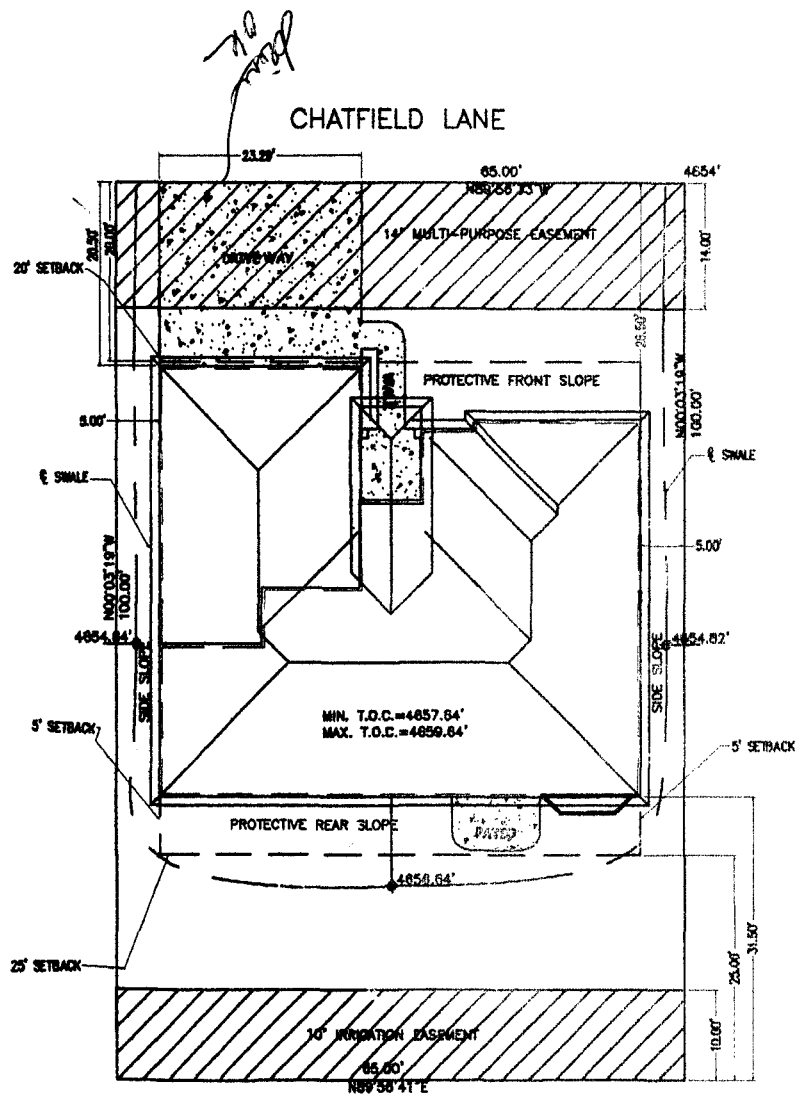
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).
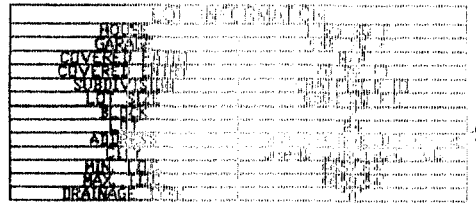
Applicant Signature __Ottis Roswell__   Date __8-28-07__

Department Approval __WS Gaylen Henderson__   Date __9-7-07__

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting		Date	9-7-07

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)*

CHATFIELD LANE

23.20'

65.00'
N89°58'23"W
4654'

14' MULTI-PURPOSE EASEMENT

14.00'

20' SETBACK

DRIVEWAY

PROTECTIVE FRONT SLOPE

9.00'

100.00'

€ SWALE

€ SWALE

5.00'

4654.64'

SIDE SLOPE

SIDE SLOPE

4654.82'

MIN. T.O.C.=4657.64'
MAX. T.O.C.=4659.64'

5' SETBACK

5' SETBACK

PROTECTIVE REAR SLOPE

PATIO

4656.64'

25' SETBACK

31.50'

25.00'

10' IRRIGATION EASEMENT

10.00'

65.00'
N89°58'41"E

UTILITIES AS/ DEVELOPER

DENOTES DRAINAGE FLOW

9-7-07

W.S. Daylen Henderson

SETBACKS MUST BE
PLANNING

EASEMENTS
AND PROPERTY LINES

**1. ALL MEASURMENTS 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.**