

FEE \$	10
TCP \$	460
SIF \$	1589

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. pl

Building Address 474 1/2 CHATFIELD LANE
 Parcel No. 2943-151-15-001
 Subdivision CHATFIELD III
 Filing _____ Block 0 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2523
 Sq. Ft. of Lot / Parcel 7705
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3540 SF
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name HOMEFRONT GROUP, INC.
 Address 734 TULIP DRIVE
 City / State / Zip G.J., 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 2704 COMPASS DRIVE, STE. 112A
 City / State / Zip G.J., CO 81506
 Telephone 241-9223

***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) _____	Special Conditions _____
Voting District <u>C</u> Driveway Location Approval <u>DH.</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).

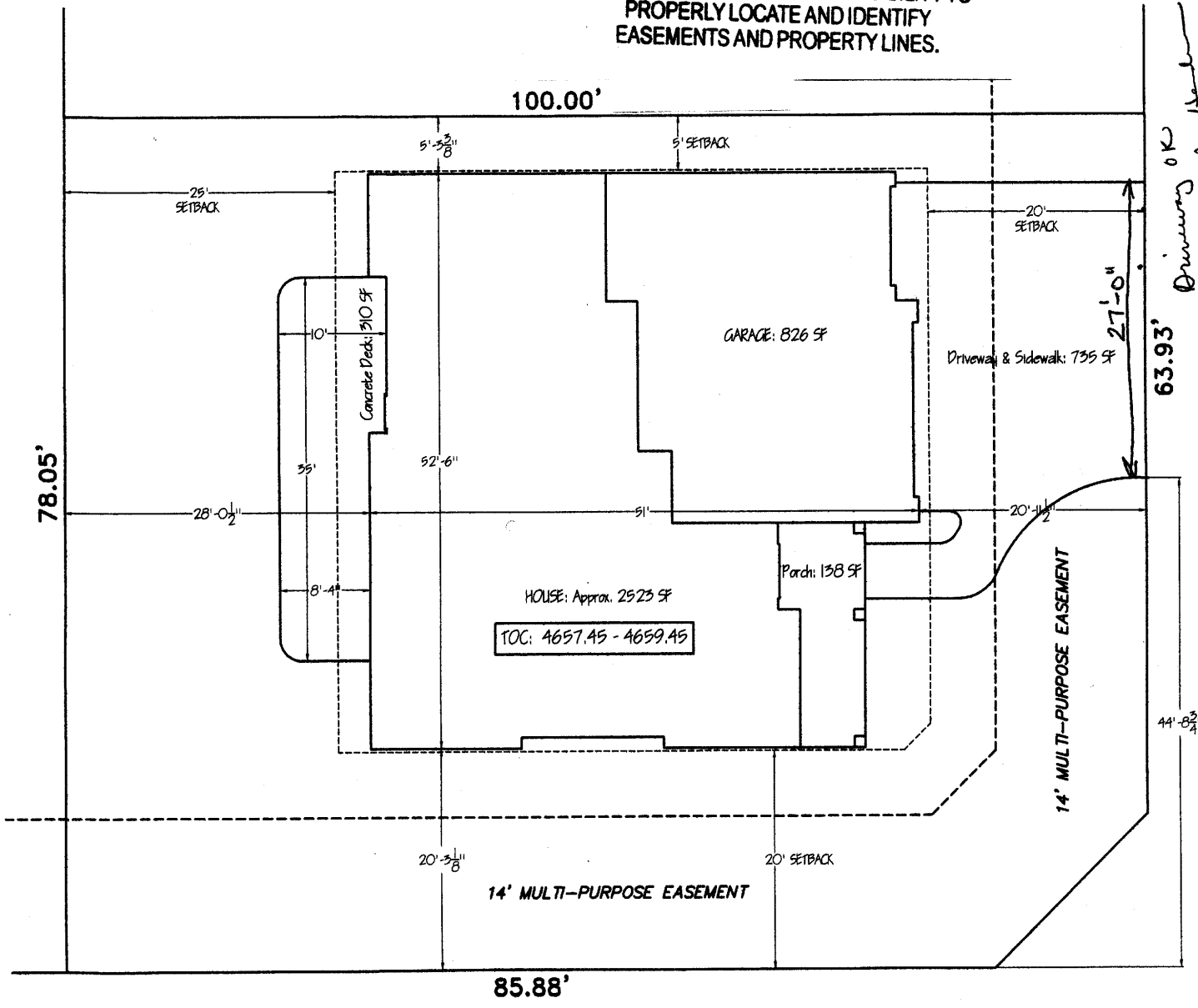
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12-3-07
 Department Approval PH [Signature] Date 12-10-07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>20799</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/10/07</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)

PH
 ACCEPTED 9/13 -10-07
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



HOMEFRONT GROUP
 474.5 CHATFIELD LANE
 Lot 1, Blk. 6
 Chatfield III Subdivision
 7705 SF
 Grand Junction, CO 81504
 Mesa County



PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 1, Blk. 6 Chatfield III Subdivision
STREET ADDRESS	474.5 Chatfield Lane
HOUSE SQ. FT.	2523 SF
GARAGE SQ. FT.	826 SF
EXT. CONCRETE	1183 SF
LOT SIZE	7705 SF
LOT COVERAGE	
DRAINAGE TYPE	"A"
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax No.: 2943-151-15-001	

BULLA DRIVE