

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 3162 GUENN EVERET CT.  
 Parcel No. 2943-151-15-007  
 Subdivision CHATFIELD III  
 Filing \_\_\_\_\_ Block 6 Lot 7

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2096  
 Sq. Ft. of Lot / Parcel 8255 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2998  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name DAVID SULLIVAN  
 Address 499 CASEY WAY  
 City / State / Zip GT, CO 81504

**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 2764 COMPASS DR. STE. 112A  
 City / State / Zip GT, CO 81506  
 Telephone 241-9223 / 260-4706

**\*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>40</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 _____		
(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 8-15-07

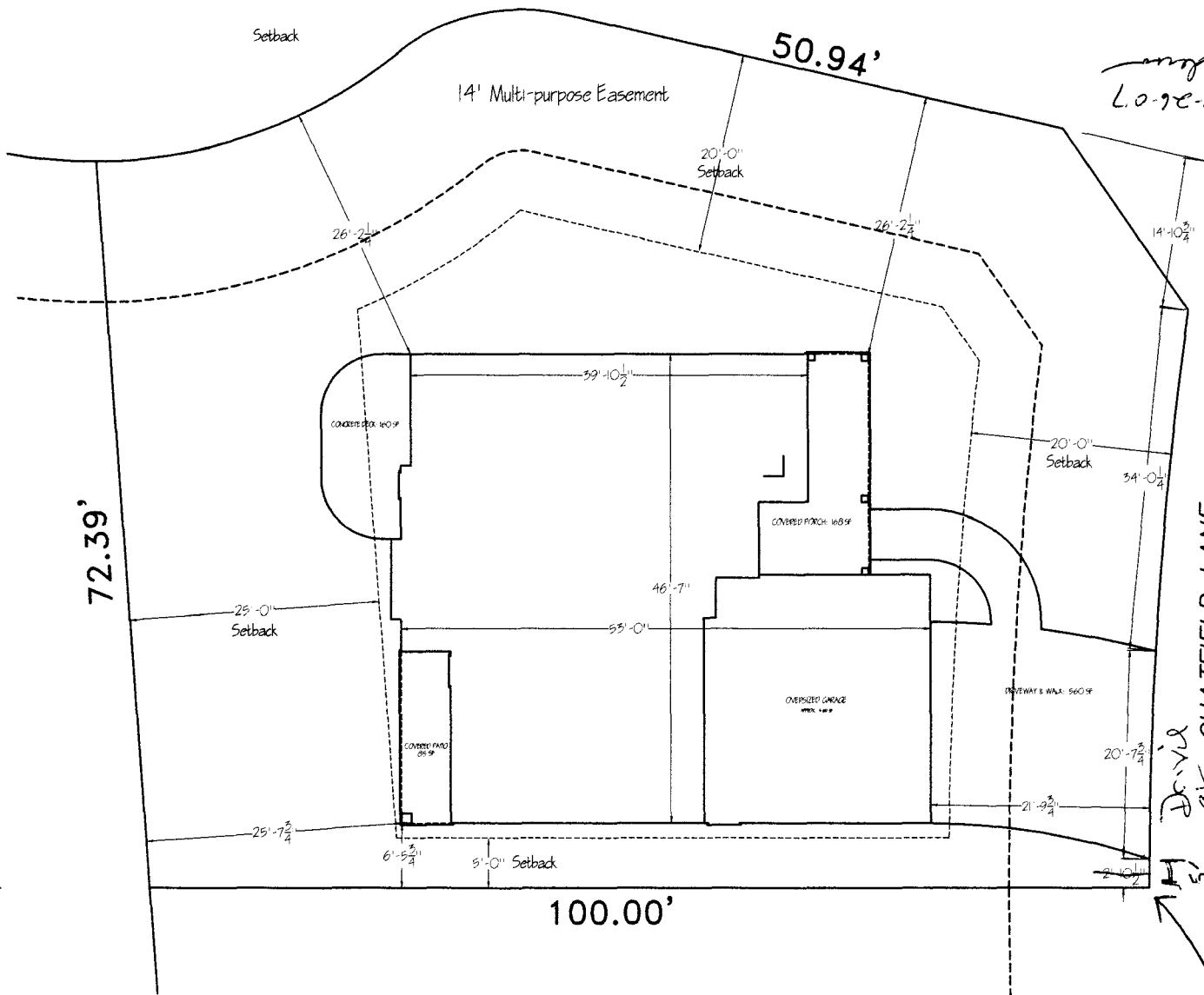
Department Approval [Signature] Date 9-26-07


Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20662

Utility Accounting [Signature] Date 9-26-7

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)

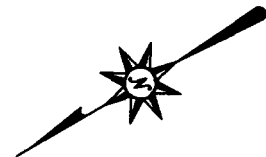
3162 GLENN EVERET CT.

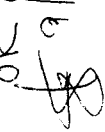


  
 9-26-07  
 SULLIVAN I: 2096 SF

Lot 7, Blk. 6 Chatfield III Subdivision  
 Address: 3162 Glen Everet Ct.  
 GRAND JUNCTION, CO 81504  
 Tax Sched: 2943-151-15-007

Scale: 1/16" = 1'  
 LOT SIZE: 8255 SF



Drive  
 OK Chatfield Lane  
 9/18/07  


FIRST FLOOR: 1531 SF  
 SECOND FLOOR: 565 SF  
 TOTAL: 2096 SF

Minimum  
 5' from  
 Property  
 Line  
 Required

SITE PLAN

CHATFIELD III  
 BUILDER: GRIFFIN CONCEPTS, INC.  
 896 E. MAIN ST., GRAND JUNCTION, CO  
 PHONE: (970) 260-4006 / FAX: (970) 246-1041

DATE: 2/18/07
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

SULLIVAN I: 2096 SF  
 3162 Glen Everet Ct. - Chatfield III Sub  
 GJ, CO 81504

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