

FEE \$ 10.⁰⁰
 TCP \$ 1589.⁰⁰
 SIF \$ 420.⁰⁰

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

BLDG PERMIT NO. _____

PH

Building Address 3157 Joley Lane
 Parcel No. 2943-151-14-012
 Subdivision Chatfield III
 Filing 3 Block 5 Lot 12

No. of Existing Bldgs 0 No. Proposed ~~2~~ 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2326
 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 Leonard Walterscheid
 Address 2312 I Rd.
 City / State / Zip Hq. Co. 81505

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, Co. 81520
 Telephone 985-0743

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: new Residence

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 <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>[Signature]</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).

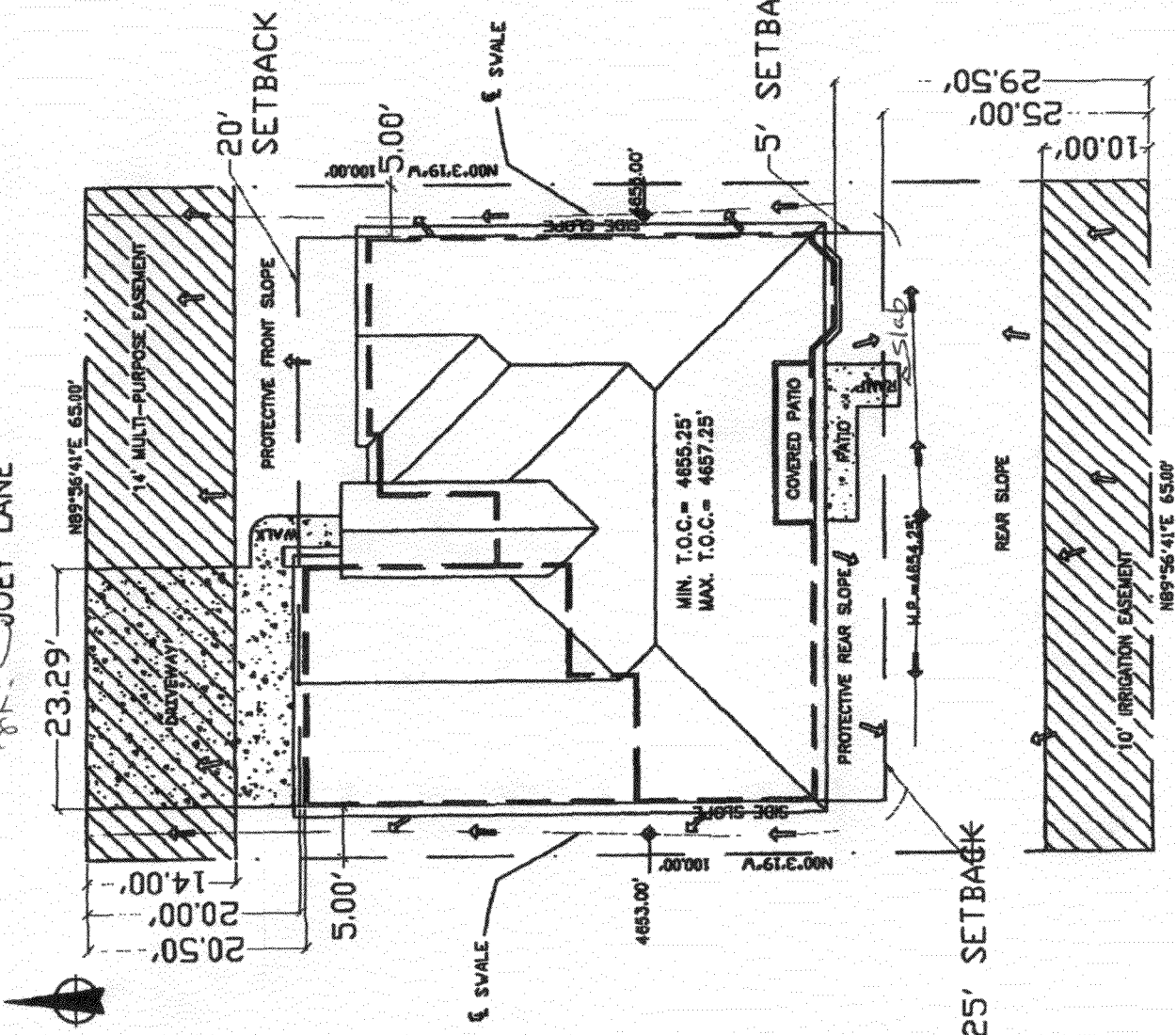
Applicant Signature Ottis Roswell Date 8-8-07

Department Approval [Signature] Date 8-13-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>Pd @ CGV</u>	Date <u>8/13/07</u>
Utility Accounting <u>[Signature]</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)

8/19/08
2/10/08
JOEY LANE



↑ DENOTES DRAINAGE DIRECTION

- GRADING NOTES:**
1. SLOPE PARKWAY SLOPE @ 2%.
 2. SLOPE PROTECTIVE FRONT SLOPE TO MEET ORIGINAL GROUND.
 3. PROTECTIVE SLOPES AND SIDE SLOPE TO BE A MIN. OF 5:10'.
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	1830 SQ FT
GARAGE	648 SQ FT
COVERED PATIO	53 SQ FT
COVERED ENTRY	84 SQ FT
SUBMISSION	CHATELAIN III
LOT SIZE	8500 SQ FT
BLOCK	1
ADDRESS	3187 JOEY LANE
CITY	GRAND JUNCTION CO
MIN. L.O.C.	2895.25
MAX. L.O.C.	3897.25
DRAINAGE TYPE	A

ALL MEAS. ARE IN FT.

8-13-07
[Signature]

ACCEPTED SETBACKS MUST BE ANY CHANGE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES

1/16" = 1'