

FEE \$ 70.00
 TCP \$ 1589.00
 SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

3161 Minnie St.

Building Address ~~478 CHATFIELD LANE~~

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-151-13-001

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1830

Subdivision CHATFIELD III

Sq. Ft. of Lot / Parcel 7602 SF

Filing _____ Block 4 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3440 SF

Height of Proposed Structure 21'

OWNER INFORMATION:

Name HANSON, INC.

DESCRIPTION OF WORK & INTENDED USE:

Address 3164 MINNIE ST.

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

City / State / Zip GJ, CO 81506

APPLICANT INFORMATION:

Name GRIFFIN CONCEPTS, INC.

***TYPE OF HOME PROPOSED:**

Address 2764 COMPASS DR. #112A

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

City / State / Zip GJ, CO 81506

NOTES: _____

Telephone 970.241.9223 / 260.4706

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

Maximum coverage of lot by structures 60%

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES NO

Side 5 from PL Rear 25 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District C Driveway Location Approval JAR
 (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 Dana Joffe Date 6-27-07

Department Approval JAR Haylen Henderson Date 7/9/07

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

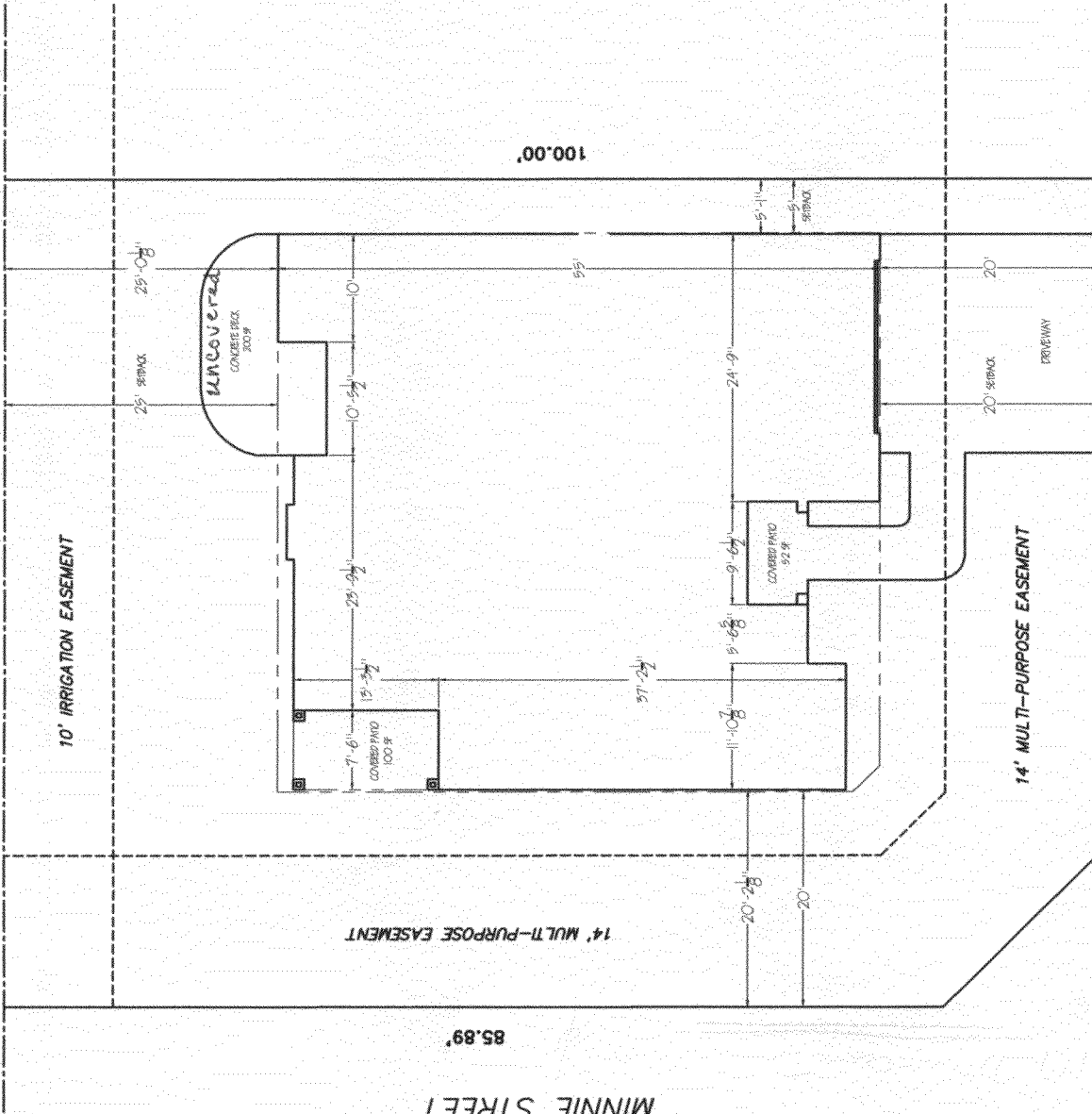
Utility Accounting [Signature] Date 7/9/07

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)

SH Tisdale Row
 ACCEPTED
 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.

GOTTHEULET RESIDENCE
 Lot 1, Blk. 4 Chatfield III Subdivision
 Address: 448 Chatfield Lane
 Grand Junction, CO 81504
 Tax Sched: 2943-151-13-001
 LOT SIZE: 7602 SF

PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 1, Blk. 4 Chatfield III Subdivision
STREET ADDRESS	448 Chatfield Lane
HOUSE SQ. FT. - 1ST FLR.	1890 SF
GARAGE SQ. FT.	608 SF
CVD. PORCH/ PATIO SQ. FT.	392 SF
LOT SIZE	7602 SF
SURFACE COVERAGE	3440
DRAINAGE TYPE	"A"
SETBACKS	Front: 20' Rear: 20' Side: 5'
Tax No.: 2943-151-13-001	



SITE PLAN

CHATFIELD III
 BUILDERS: GRIFFIN CONCEPTS, INC.
 595 E. JOHNS CT. GRAND JUNCTION, CO
 PHONE: (970) 260-4706 / FAX: (970) 246-1084

DATE: 5/10/01
PROJECT:
SHEET:

Gottheulet Residence: 1890 SF
 448 Chatfield Lane - Chatfield III Subdiv
 GJ CO 81504

5

4
 of 4

62.89'
 448 CHATFIELD LANE
OK Drive SR

MINNIE STREET
 85.89'

10' IRRIGATION EASEMENT
 76.93'

14' MULTI-PURPOSE EASEMENT

14' MULTI-PURPOSE EASEMENT

20' DRIVEWAY

100.00'

