

P97

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)  
**Community Development Department**

per Griffin Henderson

Building Address 3162 Minnie St. ~~450 Chatfield Lane~~  
 Parcel No. 2943-151-15-019  
 Subdivision Chatfield III  
 Filing \_\_\_\_\_ Block 6 Lot 19

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~2184~~ 2184  
 Sq. Ft. of Lot / Parcel 7903  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~2184~~ 3632  
 Height of Proposed Structure 21' 10"

### OWNER INFORMATION:

Name Hanson Inc  
 Address 316 # Minnie St.  
 City / State / Zip G.S. 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 835 E. Yucatan Ct  
 City / State / Zip GJ CO 81505  
 Telephone 970-245-1041 / 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>RMF-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) <u>35'</u>	Special Conditions _____
Voting District <u>C</u>	Driveway _____
Location Approval <u>JMK 3/26/07</u> (Engineer's Initials)	_____

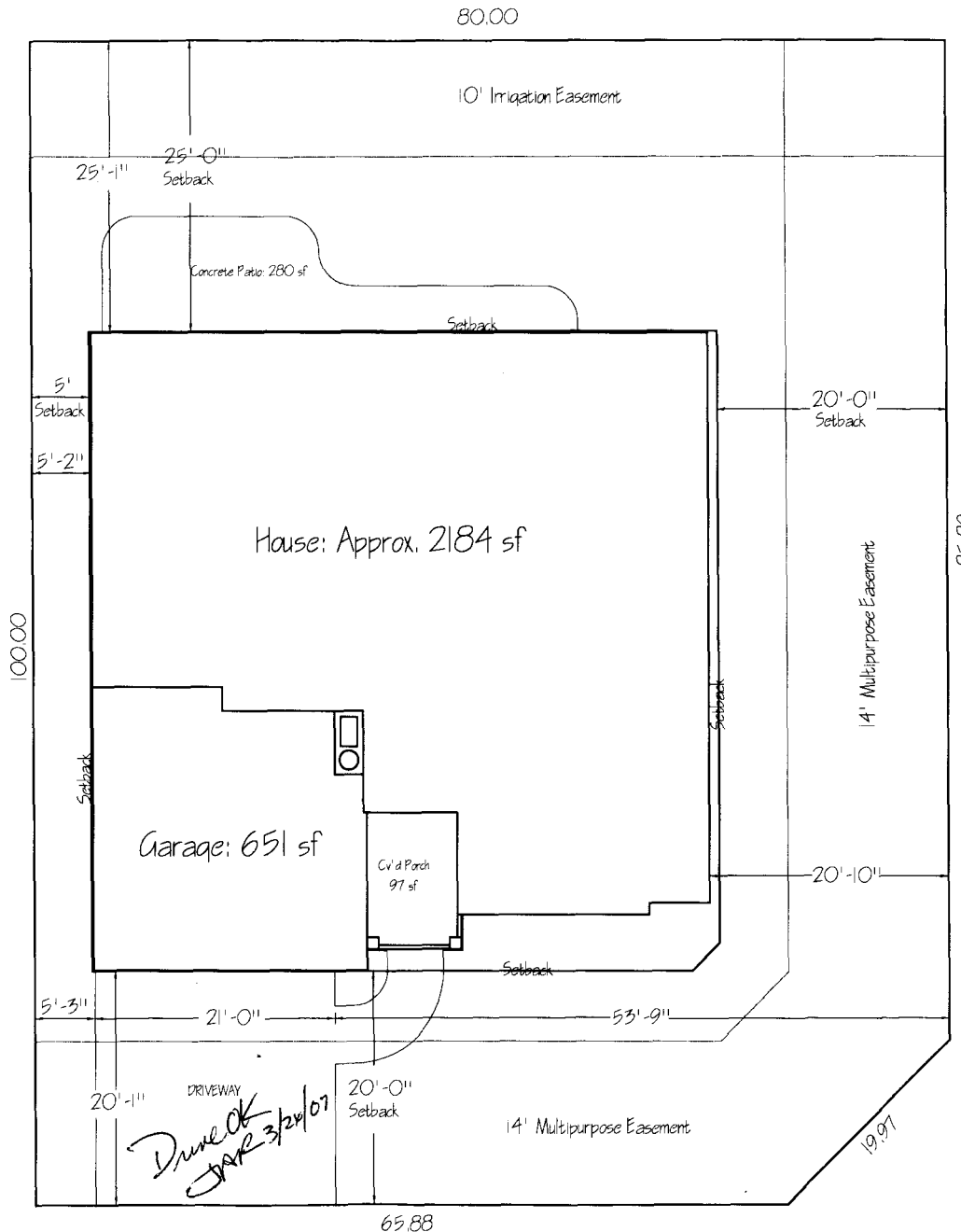
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3/26/07  
 Department Approval [Signature] Date 3/27/07

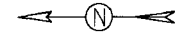
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20081</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/29/07</u>		

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)



HANSON I RESIDENCE  
 Lot 19, Blk. 6  
 Chatfield III Subdivision  
 3162 Minnie Street  
 Grand Junction, CO 81504  
 Mesa County  
 Tax No.: 2943-151-15-019  
 7903 sf

MINNIE STREET



CHATFIELD III  
 BUILDER: GRIFFIN CONCEPTS, INC  
 835 E. YUCATAN CT., GRAND JUNCTION, CO  
 PHONE: (970) 260-4706 / FAX: (970) 245-1041

DRIVEWAY  
*Drawn OK*  
*JAR 3/24/07*

ACCEPTED *JAR Wendy Spurr*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

CHATFIELD LANE