

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

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

BLDG PERMIT NO. _____

Building Address 454 CHATFIELD LANE
 Parcel No. 2943-151-13-004
 Subdivision CHATFIELD III
 Filing _____ Block 4 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2184
 Sq. Ft. of Lot / Parcel 6500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3599
 Height of Proposed Structure 22'-6"

OWNER INFORMATION:

Name ABBA WAY INVESTMENTS, LLC
 Address 457 CHATFIELD DRIVE
 City / State / Zip GJ, 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 DRIVE, STE. 112A
 City / State / Zip GRAND JCT, CO 81506
 Telephone 970-241-9223

***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 <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>PD</u> (Engineer's Initials)		

PAID
 APR 23 2008

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 3-27-08
 Department Approval [Signature] Date 4/1/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>20968</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/13/08</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)

ACCEPTED *John Pat Developer 4/1/08*

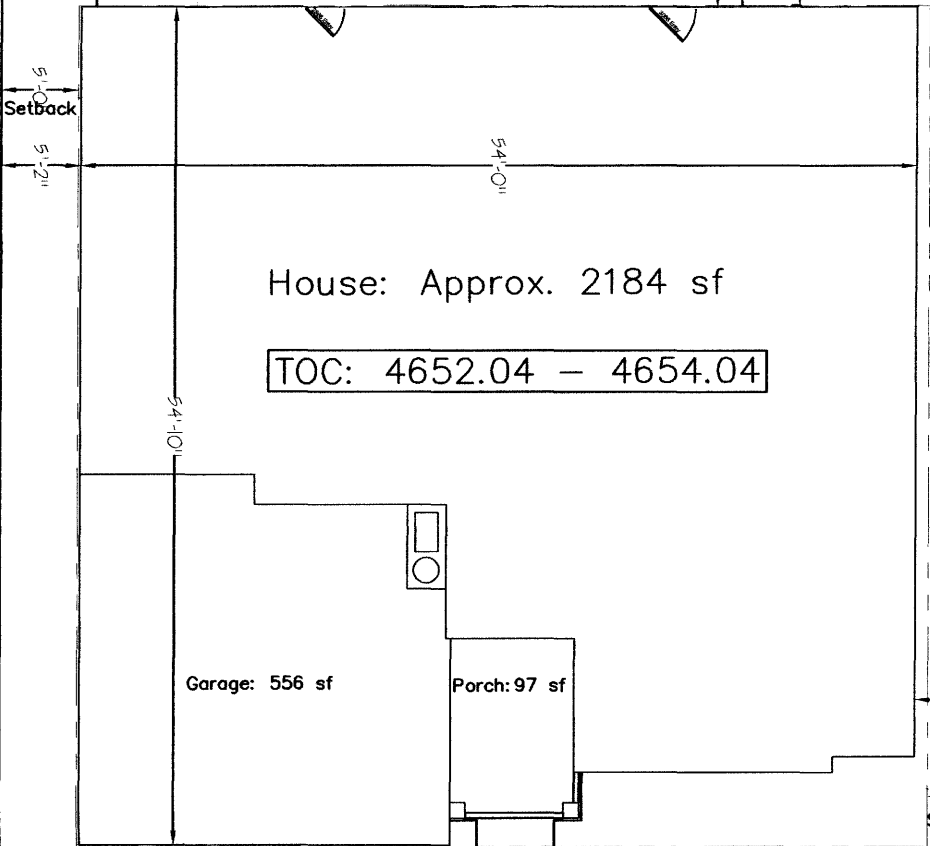
65.00'

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.

10' Irrigation Easement

Setback

no attached cover in 25' setback
Concrete Patio: 280 sf



House: Approx. 2184 sf

TOC: 4652.04 - 4654.04

Garage: 556 sf

Porch: 97 sf

Drive & Walk: 482 sf

14' Multi-Purpose Easement

100.00'

100.00'

65.00'

Done ok 5/22/08 3/30/08

454 Chatfield Lane