

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 469 CHATFIELD LANE
 Parcel No. 2943-151-16-022
 Subdivision CHATFIELD III
 Filing _____ Block 7 Lot 22

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2415
 Sq. Ft. of Lot / Parcel 7236
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2445 3370
 Height of Proposed Structure 24'-4"

OWNER INFORMATION:

Name GRIFFIN CONCEPTS, INC.
 Address 2764 COMPASS DR. STE 112A
 City / State / Zip GJ, CO 81506

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. SE. 112A
 City / State / Zip GJ, CO 81506
 Telephone 970-241-9223

***TYPE OF HOME PROPOSED:**

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

NOTES: * Concrete deck in rear to be removed

* Heating/cooling unit not to exceed 3' encroachment into side setback

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> <small>(Engineer's Initials)</small>	PAT DEC 03 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] GCI Date 11-26-08
 Department Approval [Signature] Date 12/2/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21781</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/3/08</u>

