

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 471 CHATFIELD LANE
 Parcel No. 2943-151-16-023
 Subdivision CHATFIELD III
 Filing _____ Block 7 Lot 23

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1717
 Sq. Ft. of Lot / Parcel 6740
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2441 36%
 Height of Proposed Structure 17'-2"

OWNER INFORMATION:

Name HOMEFRONT GROUP, INC.
 Address 734 TULIP DRIVE
 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. STE. 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: _____

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>PP</u> (Engineer's Initials)	PAID DEC 03 2008 RHS

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 11-24-08
 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>21280</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/31/08</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)

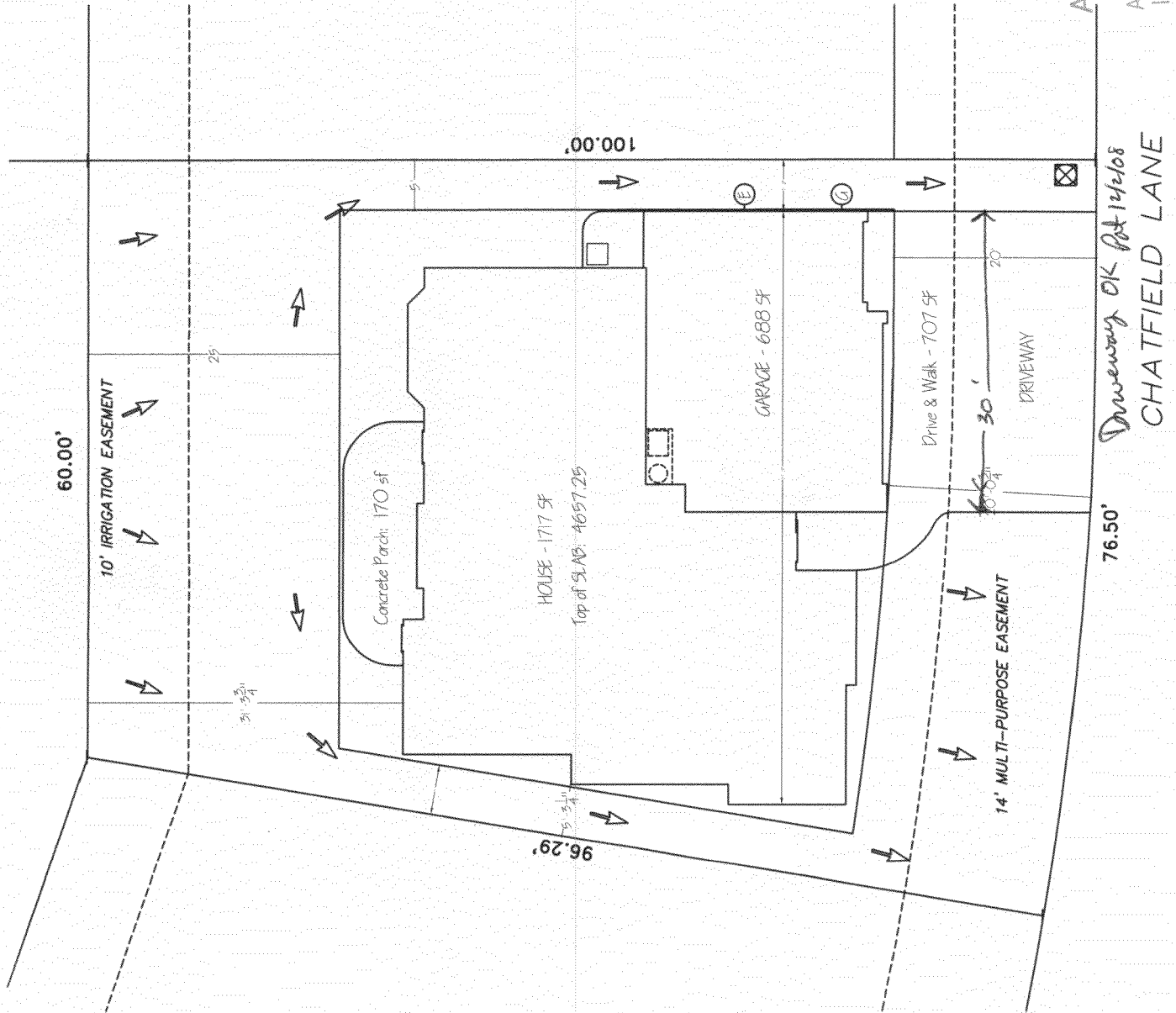
PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 23, Blk. 7
Chatfield III Subdivision - Grand Junction, CO	
STREET ADDRESS	471 Chatfield Lane
HOUSE SQ. FT.	1717 SF
GARAGE SQ. FT.	688 SF
CVP. PORCH/PATIO SQ. FT.	36 SF
LOT SIZE	6740 SF
DRAINAGE TYPE	A
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax No.: 2949-151-16-029	



- ↑ DENOTES DIRECTION OF DRAINAGE FLOW
- ⊕ INDICATES SPOT ELEVATION
- ⊗ UTILITY PEDESTAL

Heated SF: 1717 SF
 3-Car Garage SF: 688 SF

ACCEPTED *[Signature]*
 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.



Driveway OK 11/21/08
 CHATFIELD LANE