

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

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

BLDG PERMIT NO. _____

Building Address 3160 1/2 Cross Canyon Ln No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-151-16-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Chatfield III Sq. Ft. of Lot / Parcel 6836.81
 Filing II Block 7 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2528.11 + driveway 36'
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Leonard Walterscheid
 Address 2312 IRd
 City / State / Zip AJ, Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ottis Roswell
 Address 516 - 33 1/2 Rd.
 City / State / Zip Clifton, Co. 81520
 Telephone 985-0743

***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.

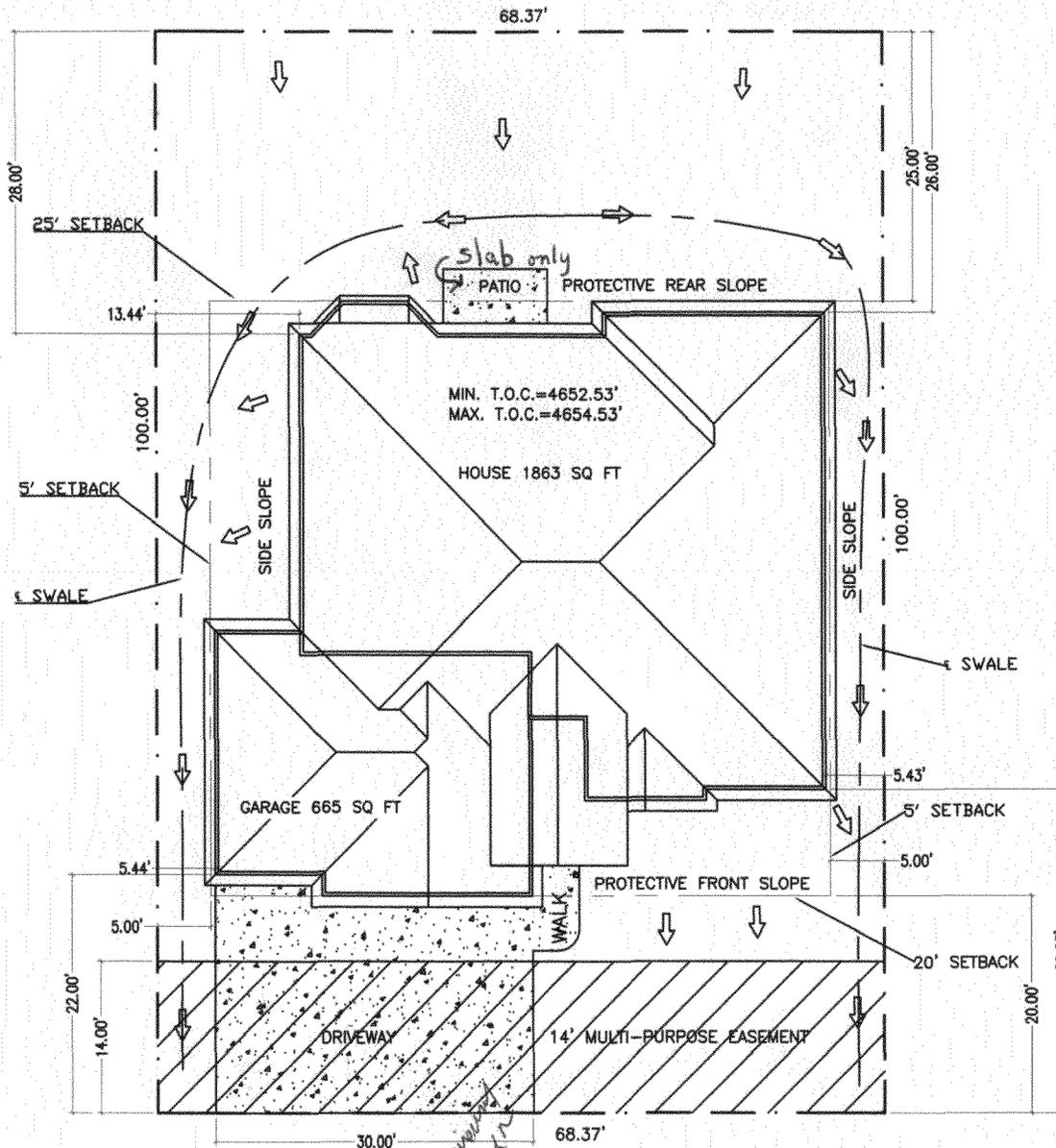
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5</u> from PL Rear <u>25</u> 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>PH</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 Ottis Roswell Date 7-28-08
 Department Approval PH Sylvia Ray Date 7/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		



GRADING NOTES:

1. SLOPE PARKWAY SLOPE @ 2%.
2. SLOPE PROTECTIVE FRONT SLOPE TO MEET ORIGINAL GROUND.

UTILITIES AS/ DEVELOPER

↑ DENOTES DRAINAGE FLOW

LOT INFORMATION	
HOUSE	1863 SQ FT
GARAGE	665 SQ FT
COVERED PATIO	N/A
COVERED ENTRY	67 SQ FT
SUBDIVISION	CHATFIELD III
LOT SIZE	6836.81 SQ FT.
BLOCK	7
LOT	8
ADDRESS	3160-1/2 CROSS CANYON LN
CITY	GRAND JUNCTION, CO
MIN. T.O.C.	4652.53'
MAX. T.O.C.	4654.53'
DRAINAGE TYPE	'A'
SET BACKS	FRONT 20' SIDE 5' REAR 25'
LOT COVERAGE	36.9%
BUILDER	ROSWELL BUILDERS, LLC
BUILDER PHONE	970-985-0743

ACCEPTED PH *Lyle Reynolds* 7/29/08
 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.