

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 441 Bulla Dr.  
 Parcel No. 2943-151-13-010  
 Subdivision Chatfield III  
 Filing 3 Block 4 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2497  
 Sq. Ft. of Lot / Parcel 6565  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3230  
 Height of Proposed Structure 21

**OWNER INFORMATION:**

Name Scott Homes  
 Address 772 Glen Ct. #10  
 City / State / Zip G.J. CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name owner  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 216-5189

**\*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 Rmf-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District C Driveway Location Approval BJD  
 (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).

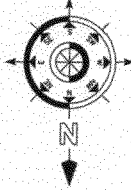
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Melanie D. Horn Date 5-10-07  
 Department Approval Judith Pisci Date 5/17/07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20277  
 Utility Accounting [Signature] Date 5/17/07

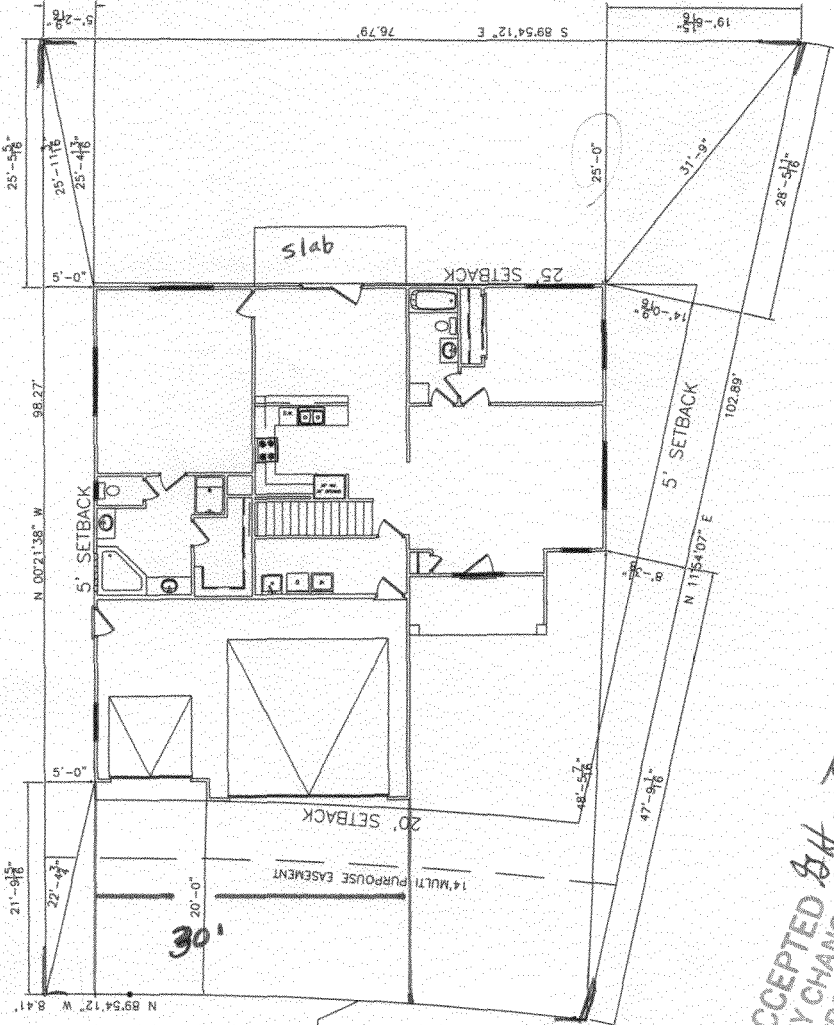
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

- NOTES:**
- 1) GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.
  - 2) BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.
  - 3) DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.
  - 4) WALLS ARE DRAWN AS 3-1/2" THICK FOR 244 WALLS AND 5-1/2" FOR 246 WALLS.
  - 5) IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - 6) USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  - 7) BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  - 8) THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



SITE PLAN INFORMATION	
SUBDIVISION NAME	CHAIRFIELD III
FILING NUMBER	?
LOT NUMBER	10
BLOCK NUMBER	4
STREET ADDRESS	411 BULLA DRIVE
COUNTY	MESA
GARAGE SQ. FT.	849.42 SQ. FT.
COVERED ENTRY SQ. FT.	85.75 SQ. FT.
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	2496.96 SQ. FT.
LOT SIZE	6565.00 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

**SCALE: 1/8"=1'-0"**



ARC=46.61'  
RADIUS=100.00'  
CHORD BEARING=N86°51'02\"/>

*Driveway OK  
glt.*

**ACCEPTED BY J. Nelson**  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES