

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 450 Bulla Dr
 Parcel No. 2943-151-14-006
 Subdivision Chatfield 3
 Filing _____ Block 5 Lot 6

No. of Existing Bldgs _____ No. Proposed 19
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1782
 Sq. Ft. of Lot / Parcel 6570 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3399
 Height of Proposed Structure 9.5'

OWNER INFORMATION:

Name Jane Cox
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bookelijf Builders
 Address 1383 Bridle Path Ct
 City / State / Zip Fruita CO 81521
 Telephone 970-858-8881

***TYPE OF HOME PROPOSED:**

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

NOTES: New Construction

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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X 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 JPR
 (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).

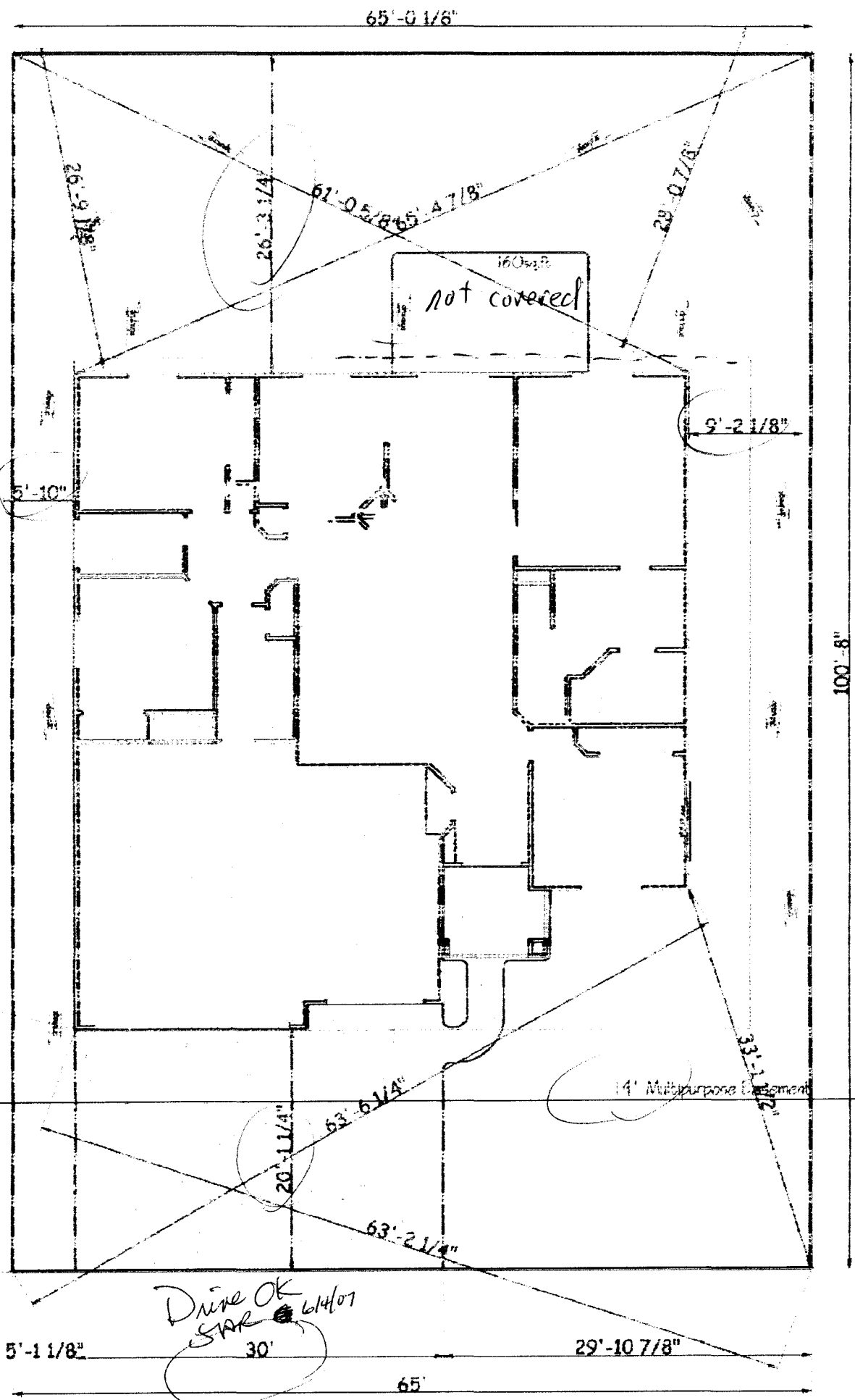
Applicant Signature Sheryl Kelly Date 6/24/07
 Department Approval WS Judith Fox Date 6/12/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20340</u>
Utility Accounting <u>(circled)</u>	Date <u>6/12/07</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
US Judicial Power 6/12/07
ANY CHANGE OR SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. BEFORE PROCEEDING WITH PERMITS
PLEASE REFER TO THE PROPERLY LOCATED SETBACKS / EASEMENTS AND PROPERTY LINES

100'-8"



100'-8"

450 Bulla Drive