

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 454 Bulla Dr.  
 Parcel No. 2943-151-14-008  
 Subdivision Chatfield III  
 Filing 2 Block 5 Lot 8

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2352  
 Sq. Ft. of Lot / Parcel 6999  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2400  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Leonard Walterscheid  
 Address 2312 I Rd.  
 City / State / Zip Grand Jct, 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 515 1/2 Sara Ln.  
 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>RMF-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 <input type="checkbox"/>		
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>DR</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 3-2-07

Department Approval DR Date 3/5/07

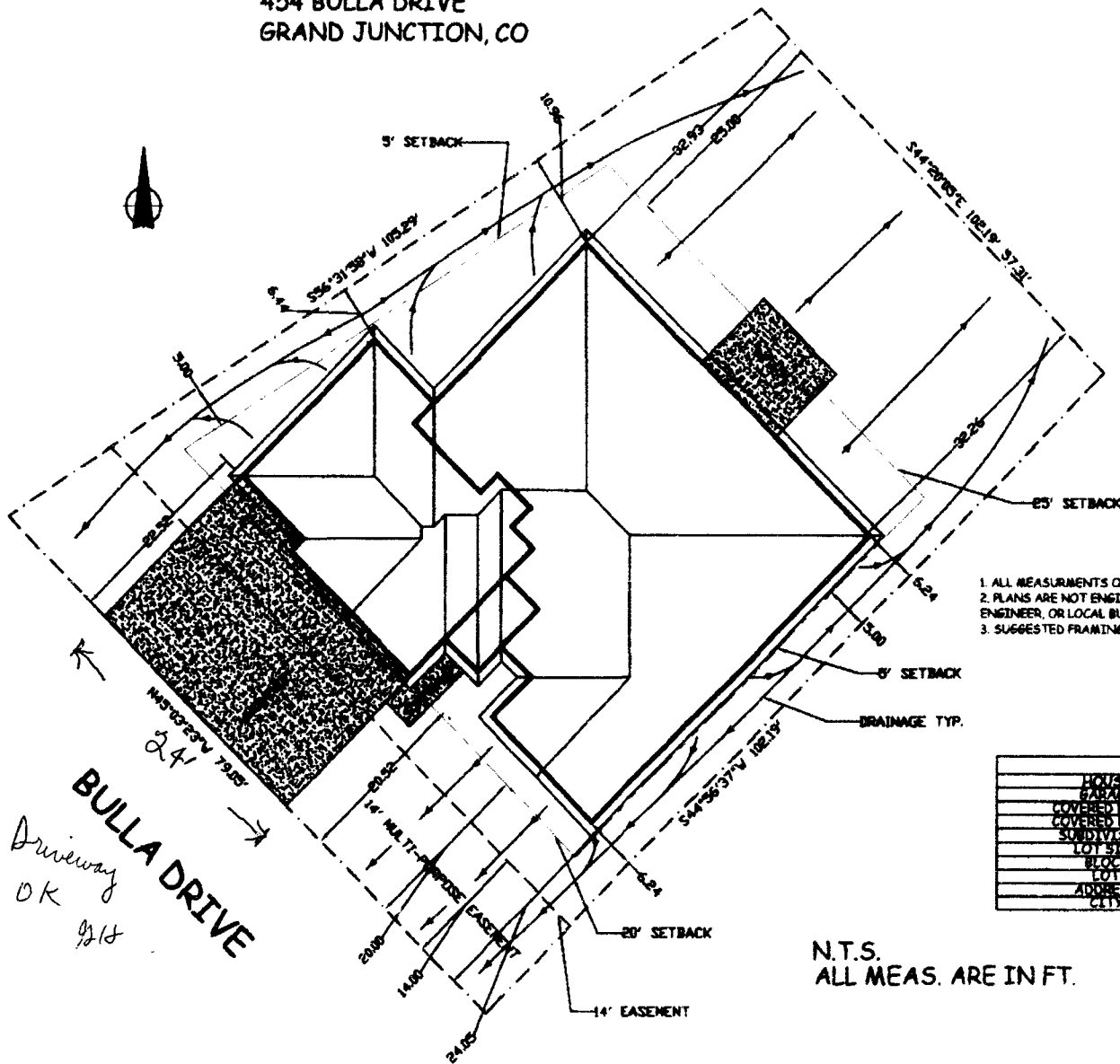
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20008</u>
Utility Accounting <u>0</u>	Date <u>3/6/07</u>

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)

1

MODEL 1712  
454 BULLA DRIVE  
GRAND JUNCTION, CO

*9/18*  
*3/15/07*  
*[Signature]*



LOCATE AND MARK ALL EASEMENTS AND PROPERTY LINES.

1. ALL MEASUREMENTS OF BUILDING AND LOT TO BE VERIFIED BY OWNER/BUILDER.
2. PLANS ARE NOT ENGINEERED AND ARE ONLY TO BE USED AFTER ACCEPTANCE OF OWNER/BUILDER, ENGINEER, OR LOCAL BUILDING DEPT.
3. SUGGESTED FRAMING PRACTICES AS / WFCM 2001 EDITION FOR ONE & TWO FAMILY DWELLINGS.

LOT INFORMATION	
HOUSE	1712 SQ FT
PORCH	640 SQ FT
COVERED PATIO	0
COVERED ENTRY	55 SQ FT
SUBDIVISION	CHAIFIELD III
LOT SIZE	6597 SQ FT
BLOCK	3
ADDRESS	454 BULLA DRIVE
CITY	GRAND JUNCTION, CO

N.T.S.  
ALL MEAS. ARE IN FT.

*Driveway*  
*OK*  
*9/18*