

FEE \$ 70.00
 TCP \$ 1589.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 461 Bulla Dr.
~~455 Bulla Lane~~
 Parcel No. 2943-181-10-010
 Subdivision Chatfield 3
 Filing _____ Block 1 Lot 10

No. of Existing Bldgs _____ No. Proposed 14
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1908
 Sq. Ft. of Lot / Parcel 6658
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 327
 Height of Proposed Structure 9.5'

OWNER INFORMATION:

Name Mike Meginnis
 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 Bookaliff Builders
 Address 1383 Brielle 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 <u>R-5</u>	Maximum coverage of lot by structures <u>6070</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 _____ (Engineer's Initials)		

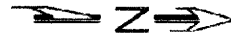
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Mary Gallen Date 5/25/07
 Department Approval JAR Gayleen Henderson 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>20342</u>
Utility Accounting <u>e</u>	Date <u>6/12/07</u>

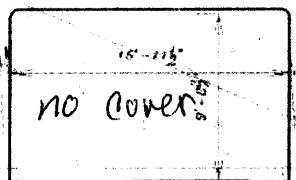
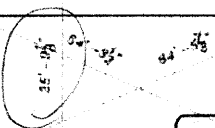
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



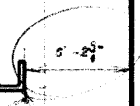
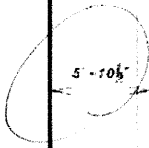
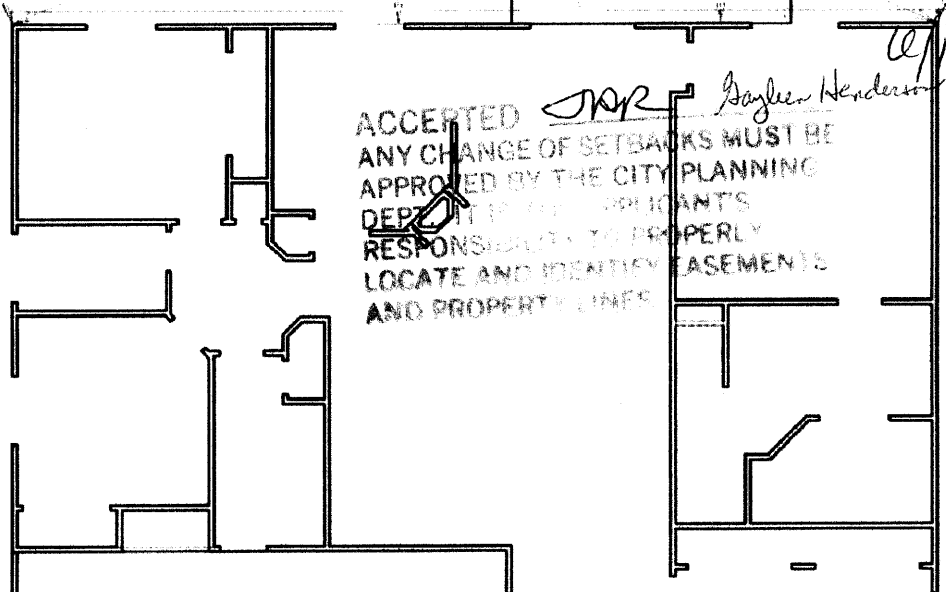
85'

10' irrigation easement

10' irrigation easement



ACCEPTED *JPR* *Gayle Henderson* 6/2/07
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



16' M.P.E.

14' M.P.E.

1005 sq. ft. Concrete Flatwork

6'-2 1/2\"/>

10'-2 1/2\"/>

85'-0 1/2\"/>

455 Bulla

D. J. D. L.

100'-0 1/2\"/>

100'