

FEE \$	13.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 463 Bulla Dr.
 Parcel No. 2943-151-10-014
 Subdivision Chatfield III
 Filing II Block 1 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2326
 Sq. Ft. of Lot / Parcel 6500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,000
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name MAX Powell
 Address 555 Garden Grove Ct.
 City / State / Zip Grand Jet, Co. 81501

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: New Residence

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 <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).

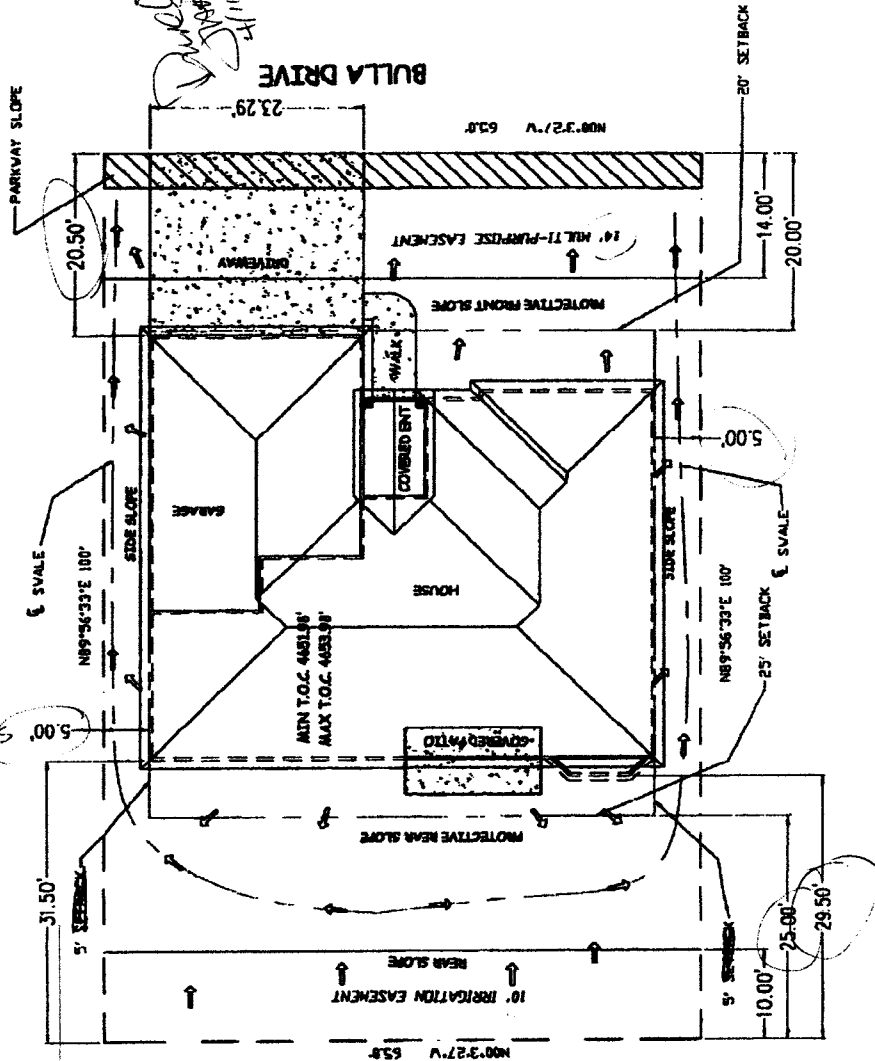
Applicant Signature Ottis Roswell Date 4-10-07
 Department Approval [Signature] Date 4-13-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20143</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/13/07</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)

MODEL 1680
463 BULLA DRIVE
GRAND JUNCTION, CO

5.00' SIDE SET BACK



↑ DENOTES DRAINAGE DIRECTION

- GRADING NOTES:**
- 1. SLOPE PARKWAY SLOPE @ 2%.
 - 2. SLOPE PROTECTIVE FRONT SLOPE TO MEET ORIGINAL GROUND.
1. ALL MEASUREMENTS OF BUILDINGS 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 GRADING PRACTICES AS / WFOUR 2008 EDITION FOR ONE & TWO FAMILY DWELLINGS

LOT INFORMATION	
OWNER	100 BULLA DRIVE
ADDRESS	GRAND JUNCTION, CO
CITY	GRAND JUNCTION, CO
STATE	80532
PARCEL ID	000000000000000000
LOT AREA	0.25 AC.
PERMITTED USE	RESIDENTIAL
APPLICABLE ZONING	R-1
RECORDING DATE	04/11/07
RECORDING NUMBER	9702560848
PROJECT NUMBER	TD:2420748
DATE	03/30/07
BY	[Signature]

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

SALE - Ulska Wagner 4-13-07