

FEE \$	10 00
TCP \$	1589 00
SIF \$	400.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 419 Bulla Dr.  
 Parcel No. 2943-151-11-002  
 Subdivision Chattfield III Sub.  
 Filing \_\_\_\_\_ Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1800  
 Sq. Ft. of Lot / Parcel 7000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 2381  
 Height of Proposed Structure 18' 10"

**OWNER INFORMATION:**

Name Double B. Builders  
 Address 2139 N. 12<sup>th</sup> Unit 10 Box 9333  
 City / State / Zip Grand Jct. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ra Rob. Doox  
 Address 687 Tahoe Ct.  
 City / State / Zip Grand Jct. CO. 81505  
 Telephone 970-241-3449

\*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 <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 <u>4/24/07 NA</u> (Engineer's Initials)		

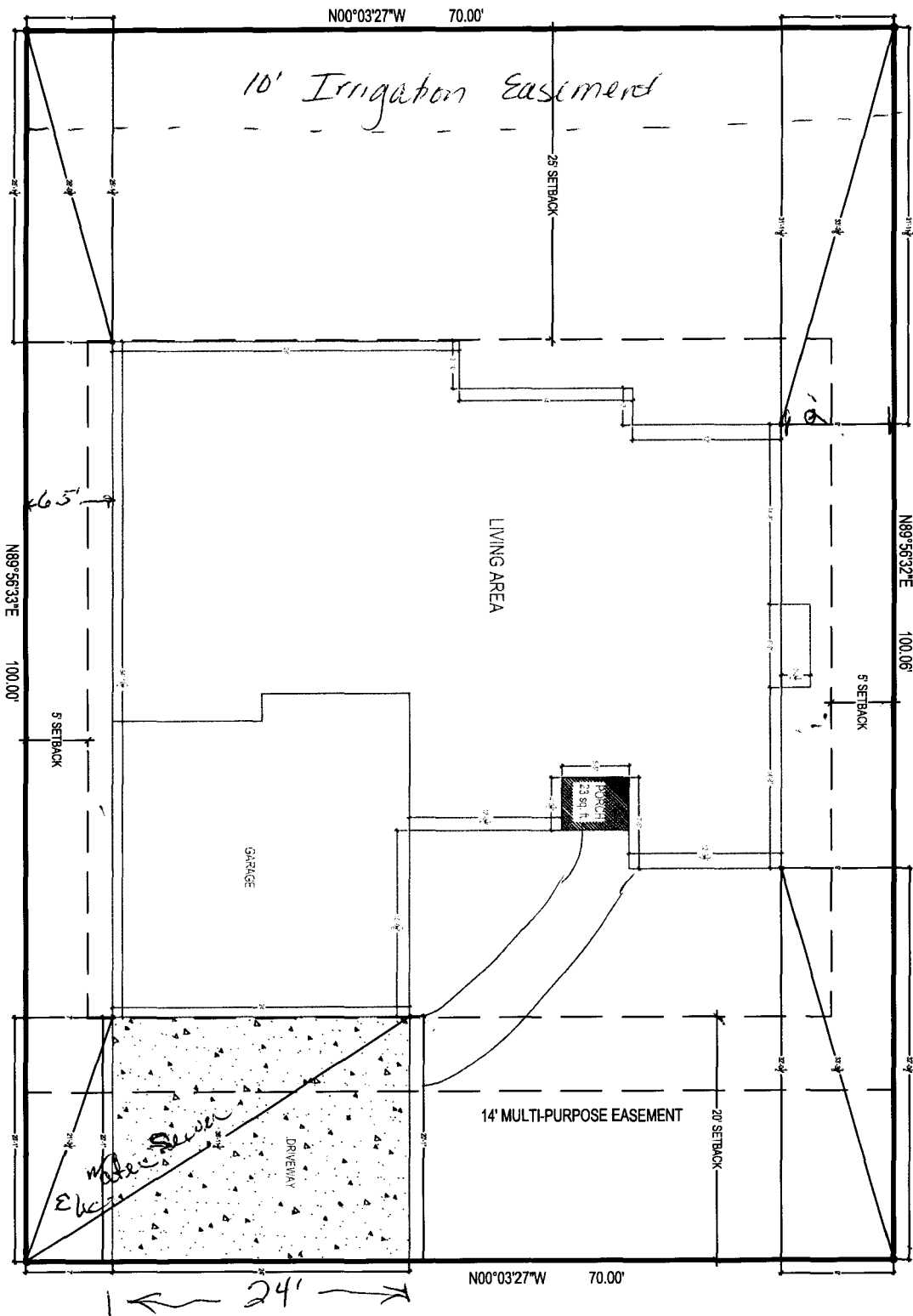
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 4-20-07  
 Department Approval NA [Signature] Date 4/24/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20183</u>
Utility Accounting <u>Kate Ceberry</u>	Date <u>4/24/07</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)



Chatfield III Subdivision	
FLING	-
BLOCK	2
LOT NUMBER	2
LOT SIZE	7000 sq. ft.
LIVING AREA	1802.16 sq. ft.
CHANGE	803.53 sq. ft.
TOTAL AREA	2605.71 sq. ft.

ADD TO NA Wendy Spurr  
 ALL DIMENSIONS MUST BE  
 VERIFIED BY PLANNING  
 DEPARTMENT TO PROPERLY  
 IDENTIFY EASEMENTS  
 AND PROPERTY LINES

**C1**

Site Plan

Scale: 1/4" = 1'

Date: 2/11/07

Drawn by: ADT

Revisions:

A	
B	
C	
D	
E	

**Geneva Bella**  
 Lot 2 Blk 2 Chatfield III  
 Double R Builders

**Advanced Drafting Technicians LLC**  
 Drafting and Design  
 1000 North 9th Street, Suite 203  
 Grand Junction CO 81501  
 Phone (970) 243-8888 Fax (970) 243-4821  
 www.adt-drafting.com