

Planning \$ 10.00
TCP \$ 1589.00
Drainage \$
SIF\$ 460.00

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
single family
Community Development Department

BLDG PERMIT NO. 2444
FILE # ✓

PAJ

Building Address 471 Bulla Dr.
 Parcel No. 2943-151-11-003
 Subdivision Chatfield III
 Filing 2 Block # 2 Lot 23

OWNER INFORMATION:

Name EVERT PITMAN
 Address 793 Woods Ct.
 City / State / Zip Mesquite, NEV. 89027

APPLICANT INFORMATION:

Name Ottis Roswell
 Address 515 1/2 Sara Ln.
 City / State / Zip Clifton, Co. 81520
 Telephone 985-0743

Multifamily Only:
 No. of Existing Units 0 No. Proposed 1
 Sq. Ft. of Existing 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 7000 SqFt.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2600 SqFt.

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: new Residence

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ _____

Current Fair Market Value of Structure \$ _____

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)	Landscaping/Screening Required: YES <u>1</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>	Ingress / Egress Location Approval <u>[Signature]</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 8-1-07

Department Approval Judith A. [Signature] Date 8-2-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>PA @ CG</u>	Date <u>8/2/07</u>
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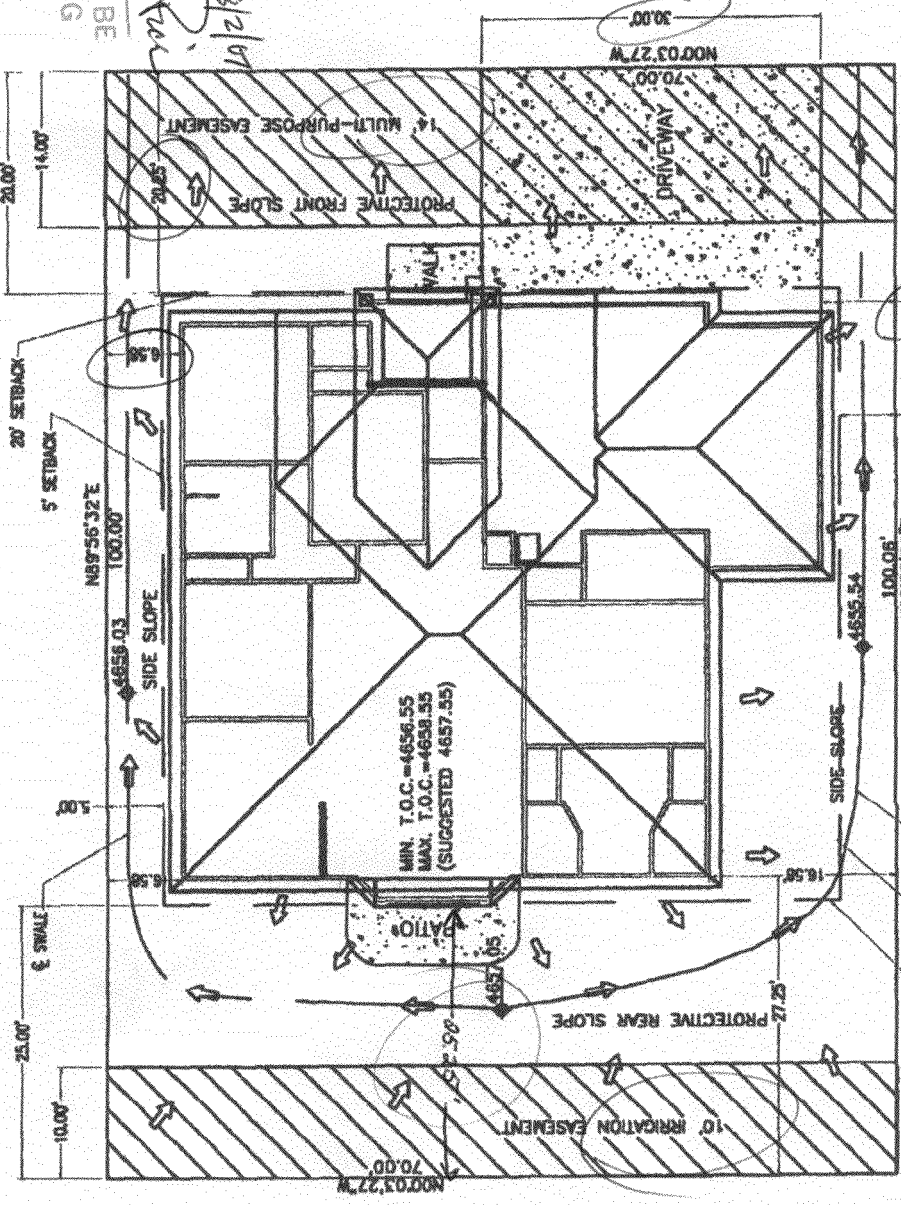
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Submittal A, Kai
 8/2/07

471 BULLA DRIVE
 DRIVE OK
 8/1/07

GRADING NOTES:
 1. SLOPE PARKWAY SLOPE @ 2%.
 2. SLOPE PROTECTIVE FRONT SLOPE TO MEET ORIGINAL GROUND.



LOT INFORMATION	
HOUSE	1880 SQ FT
GARAGE	643 SQ FT
COVERED PATIO	N/A
COVERED ENTRY	106 SQ FT
SUBDIVISION	CHAFFIELD III
LOT SIZE	7000 SQ FT
BLOCK	3
TRAIL	5
ADDRESS	471 BULLA DRIVE
CITY	GRAND JUNCTION, CO
MAP TAC	522824
MAP TAC	562825
DRAINAGE TYPE	A

UTILITIES AS/ DEVELOPER

↑ DENOTES DRAINAGE FLOW

SCALE=1/16"=1'