

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 473 Bulla Dr.
 Parcel No. 2943-151-11-004
 Subdivision Chatfield III
 Filing 2 Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2682
 Sq. Ft. of Lot / Parcel 7,000 Sq Ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,000
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Holland Trust, LLC
 Address 2312 IRd.
 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 Russell
 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 <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>JMR</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).

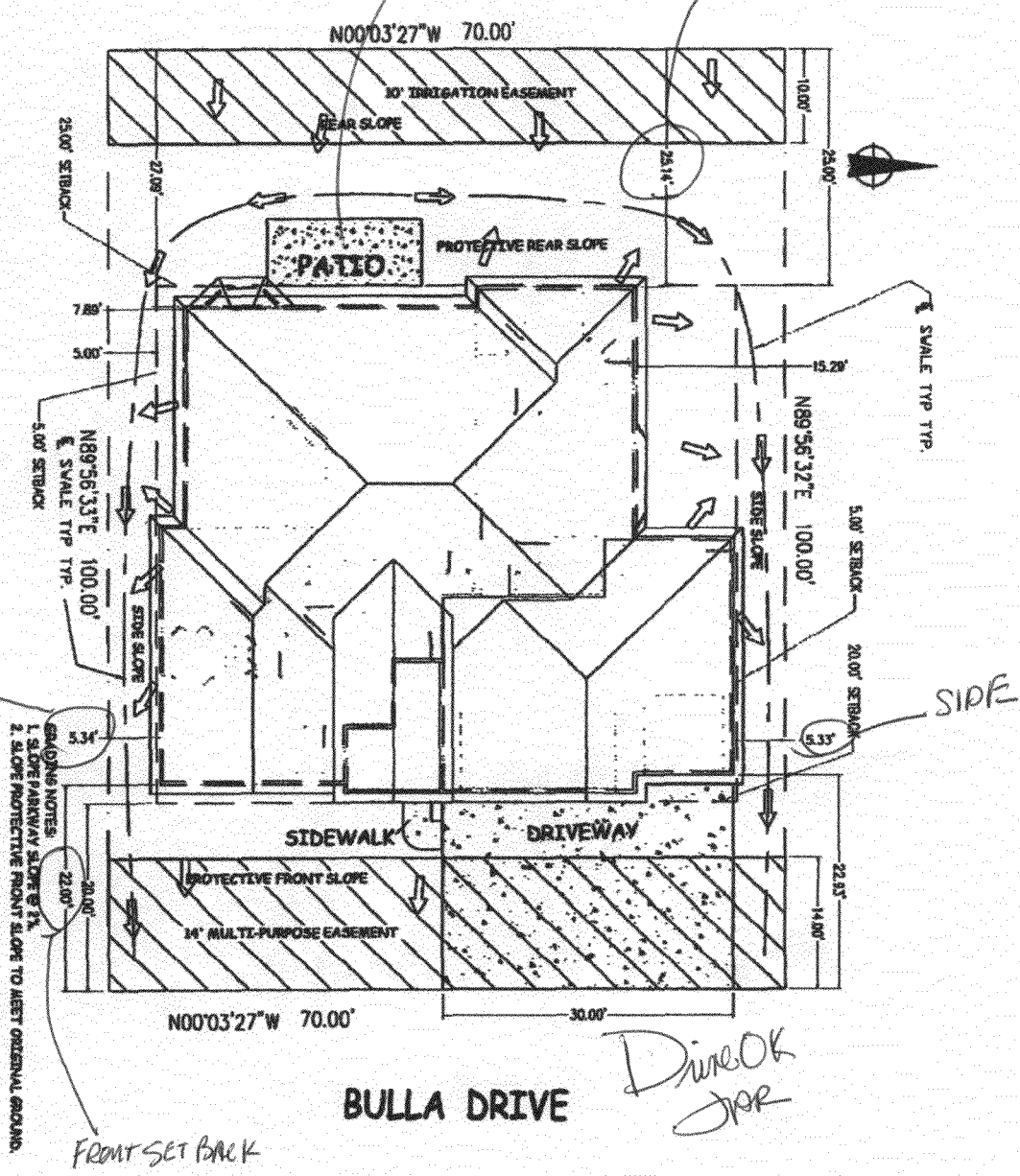
Applicant Signature Ottis Russell Date 5-7-07
 Department Approval JMR Judith A. Pica Date 5-8-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20232</u>
Utility Accounting <u>(Signature)</u>	Date <u>5/8/07</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)

ACCEPTED *JAR* *Judith Rai*
 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.

Not Covered in REAR 25' SET BACK.
REAR SET BACK



UTILITIES AS/ DEVELOPER

SIDE

SIDE

↕ DENOTES DRAINAGE DIRECTION

LOT INFORMATION	
HOUSE	1965 SQ FT
GARAGE	897 SQ FT
COVERED PATIO	N/A
COVERED ENTRY	125 SQ FT
SUBDIVISION	CHATELAIN HILL
LOT SIZE	7000 SQ FT
BLOCK	1
ADDRESS	7175 BULLA DRIVE
CITY	GRAND ANGLETON, CO
MAIL ZIP	80902
DEVELOPER	JKS
DRAINAGE TYPE	

GRADES NOTES:
 1. SLOPE PARALLEL SLOPE @ 1%
 2. SLOPE PROTECTIVE FRONT SLOPE TO MEET ORIGINAL GROUND.

BULLA DRIVE

Dir OK JAR