

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address ~~439~~ 443 451 1/2 Bulla Dr.
443 Bulla Dr.
 Parcel No. 2943-151-13-009
 Subdivision Chatfield III
 Filing _____ Block A Lot #9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1735
 Sq. Ft. of Lot / Parcel 6563
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 2405
 Height of Proposed Structure 9'6"

OWNER INFORMATION:

Name Red Rock Construction
of the western slope
 Address 3220 CRD

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

City / State / Zip GT, CO 81503

Chris Vertenhermer - 261-4486

APPLICANT INFORMATION:

Name Ray Robidoux

Address 1687 Tahoe Cr

City / State / Zip GT. CO. 81505

Telephone 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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District C Driveway _____
 Location Approval JAR _____
 (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 4-11-07

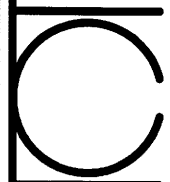
Department Approval Judith R. Daykin Henderson Date 4-18-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20/55

Utility Accounting _____ Date 4/18/07

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)

The Grand
 Blk 4 Lot 9 Chatfield III
 Red Rock



Revisions

A	
B	
C	
D	
E	

Drawn By: ADT

REV Date: 4/12/07

Date: 2/11/07

Scale: NTS

SITE

Sheet: C1

4-18-07
 ACCEPTED *JAR* *By: [Signature]*
 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

Chatfield III Subdivision	
FILING	-
BLOCK	4
LOT NUMBER	9
LOT SIZE	6563 sq. ft.
LIVING AREA	1735.34 sq. ft.
GARAGE	534.61 sq. ft.
TOTAL AREA	2269.95 sq. ft.

Done OK
JAR

