

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. PL

Building Address 453 1/2 Balla Way
 Parcel No. 2943-151-13-011A
 Subdivision Chattfield III
 Filing _____ Block 4 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 6569
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 + 2098
 Height of Proposed Structure 24'6"

OWNER INFORMATION:

Name Douglas R Builders
 Address 2139 N 12th #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 Ryan Robidoux
 Address 687 Tahoe Cir.
 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>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>[Signature]</u> (Engineer's Initials)		

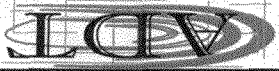
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 9-14-07
 Department Approval [Signature] Date 9-14-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20621</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-14-07</u>

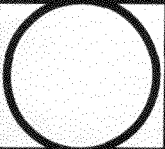
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Advanced Drafting Technicians LLC
Drafting and Design

1000 NORTH 20TH AVENUE
SUITE 1000
DENVER, COLORADO 80202
PHONE (303) 733-8888 FAX (303) 733-4433

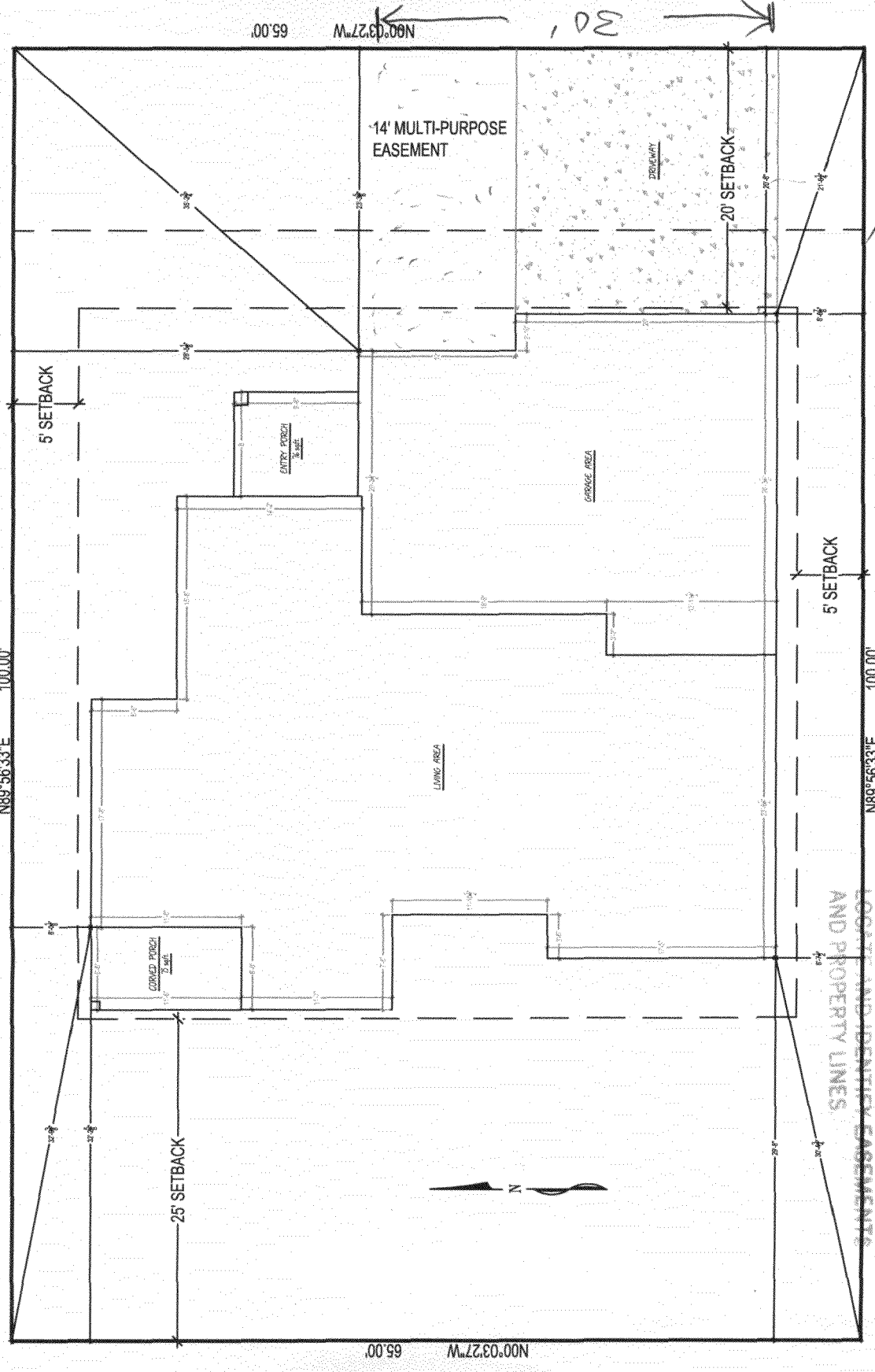
453 1/2 La Mesa
Bulka Way 463 Bulka Way
Double R Builders - 241-3349



Revisions
A
B
C
D
E

Drawn By	ADT
DTB Date	7/30/07
Date	6/22/07
Scale	NTS
Sheet	Site Plan

C1



*Amwork
Bulka
Heller*

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

SA. Belknap
9-14-07