

11

FEE \$	10
TCP \$	1589
SIF \$	460

# PLANNING CLEARANCE

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

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

Building Address 454 Bulla Drive  
 Parcel No. 2943-151-14-003  
 Subdivision Chatfield III  
 Filing 3 Block 5 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1998  
 Sq. Ft. of Lot / Parcel 6672.17  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2680 SF  
 Height of Proposed Structure 18'

### OWNER INFORMATION:

Name Ridmore Enterprises  
 Address 703 23 2/10 Road  
 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 Ridmore Enterprises  
 Address 703 23 2/10 Road  
 City / State / Zip Grand Jct., CO 81505  
 Telephone 970-242-7444

### \*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>30</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>PH</u> (Engineer's Initials)

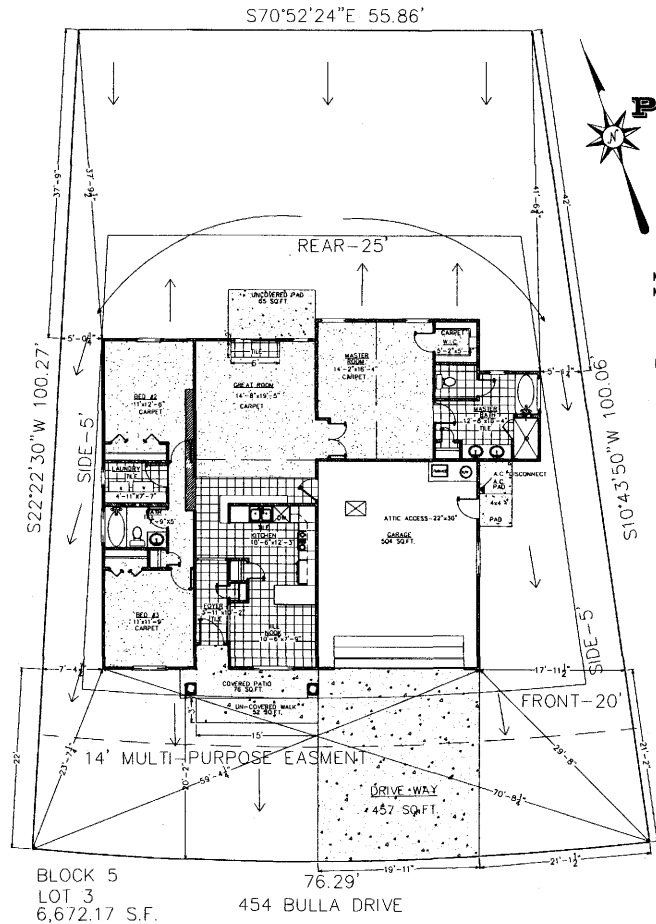
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3/31/08  
 Department Approval PH Judson A. [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>66V H 3049</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/25/08</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)



**PLOT PLAN**  
 scale: 1"=15'-0"  
 CHATFIELD III  
 LOT 3/BLOCK 5  
 6672.17 SQ.FT.

LIVING=1494 SQ. FT.  
 GARAGE=504 SQ. FT.

MIN. top Of Foundation- 4651.33'  
 MAX. top Of Foundation- 4653.33'

SETBACKS  
 20' Front  
 25' Rear  
 5' Sides

Drainage Type A  
 DRAINAGE

BLOCK 5  
 LOT 3  
 6,672.17 S.F.

76.29'  
 454 BULLA DRIVE

ACCEPTED *PH [Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Midmore Enterprises, Inc  
 703 23rd Street  
 Colorado Springs, CO 80905  
 Phone 719-542-7444  
 Fax 719-542-7454  
 Midmore@csnet.net

454 BULLA DRIVE  
 LOT 3/BLOCK 5 CHATFIELD III  
 #1494

REVISIONS:  
 3/28/08  
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 \_\_\_\_\_  
 DRAWING BY:  
 KD  
 PLAN DATE:  
 3/27/08

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