

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 455 BULLA DRIVE
 Parcel No. 2943-151-13-012
 Subdivision CHATFIELD III
 Filing _____ Block 4 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2109
 Sq. Ft. of Lot / Parcel 8134 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3118
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name HANSON INC.
 Address 3104 MINNIE ST.
 City / State / Zip GT, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name GRIFFIN CONCEPTS, INC.
 Address 2764 COMPASS DR. STE. 112A
 City / State / Zip GT, CO 81506
 Telephone 241-9223

***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 <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>PD</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 1-11-07
 Department Approval PH [Signature] Date 1-15-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>W#20842</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/15/08</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)

1-15-08

ACCEPTED *PH Gaylen Henderson*

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.

HANSON III

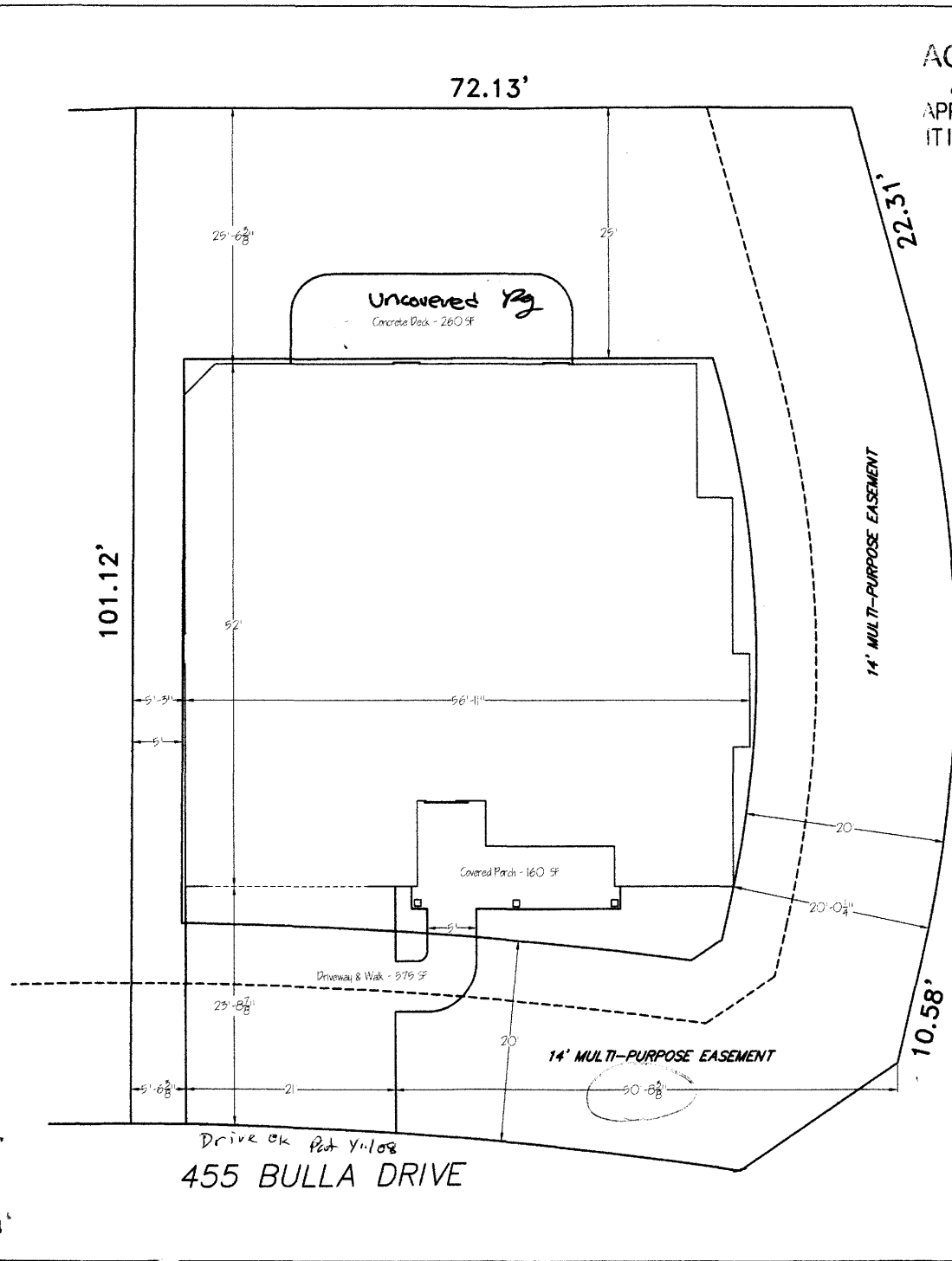
Blk. 4, Lot 12 - Chatfield III Subdivision

Address: 455 Bulla Drive

Grand Junction, CO 81504

Tax Sched: 2943-151-13-012

SITE PLAN



JORNADA ST.

PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Blk. 4, Lot 12
Chatfield III Subdivision	
STREET ADDRESS	455 Bulla Drive
HOUSE SQ. FT.	2109 SF
GARAGE SQ. FT.	614 SF
CVD. PORCH	160 SF
LOT SIZE	8134 SF
DRAINAGE TYPE	A
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax Sched: 2943-151-13-012	

Square Footage:	
LIVING SPACE	- 2109 SF
TWO CAR GARAGE	- 614 SF

CHATFIELD III SUBDIVISION
BUILDER: GRIFFIN CONCEPTS, INC.
2764 COMPASS DRIVE, STE. 112A, GRAND JUNCTION, CO 81506
PHONE: (970) 241-9225 / FAX: (970) 241-9225

DATE	12/10/07
BY	AK
REV.	

HANSON III - CHATFIELD III
455 Bulla Drive - Chatfield III Subdiv.
Grand Junction, CO 81504