

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

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

BLDG PERMIT NO. _____

Building Address 462 Bulla
 Parcel No. 2943 - 151-14-007
 Subdivision CHATFIELD III
 Filing _____ Block 5 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2130
 Sq. Ft. of Lot / Parcel 6518
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2797
 Height of Proposed Structure 2 STORY

OWNER INFORMATION:

Name John Duffy
 Address 462 Bulla
 City / State / Zip C.J. CO.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name WESTCO CONST. Management
 Address 823 ESPRIT
 City / State / Zip FRUITA CO. 81521
 Telephone 970-640-9944

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

PAID

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>Z-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>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 Vin Jain Date 5-15-08

Department Approval PH Pat Dunlap Date 5/21/08

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21043

Utility Accounting Y Beusley Date 5/22/08

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)

64'-0 1/4"

ACCEPTED *PH Pat Dunlap 5/2/08*
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.

40'-7 7/8"

36'-4 3/8"

36'-8"

25' Rear Setback

CONCRETE = 80 sq.ft.

CONCRETE = 78 sq.ft.

1119 sq.ft.

667 sq.ft.

998 sq.ft.

back patio = 158 sq.ft.
front drive = 975 sq.ft.
total 1036 sq.ft. flatwork

20' Front Setback

16' Multipurpose Easement

Drive OK
Pat 5/2/08

101'-3 1/4" Min
Ma

102'-2 3/8"

5' Side Setback

5' Side Setback

35'-9 1/4"

60'-3 7/8"

26'-4 7/8"

28'-1 3/4"

9'-10 1/2"

19'-10 1/2"

64'

34'-3"