

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

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

BLDG PERMIT NO. _____

Building Address 455 1/2 Bulla ST
 Parcel No. 2943-151-10-001
 Subdivision CHAFFIELD 3
 Filing _____ Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2686
 Sq. Ft. of Lot / Parcel 9636 sq'
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2780 sq' 29%
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Michael Hanson
 Address 3164 Minnie ST.
 City / State / Zip Grand Jct. CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Porter Homes LLC
 Address 2326 Ridgeway Ct.
 City / State / Zip GRAND JCT, CO. 81503
 Telephone 210-6324

***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 <u>PAID</u>
Voting District <u>C</u> Driveway Location Approval <u>PH</u> (Engineer's Initials)	TB

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).

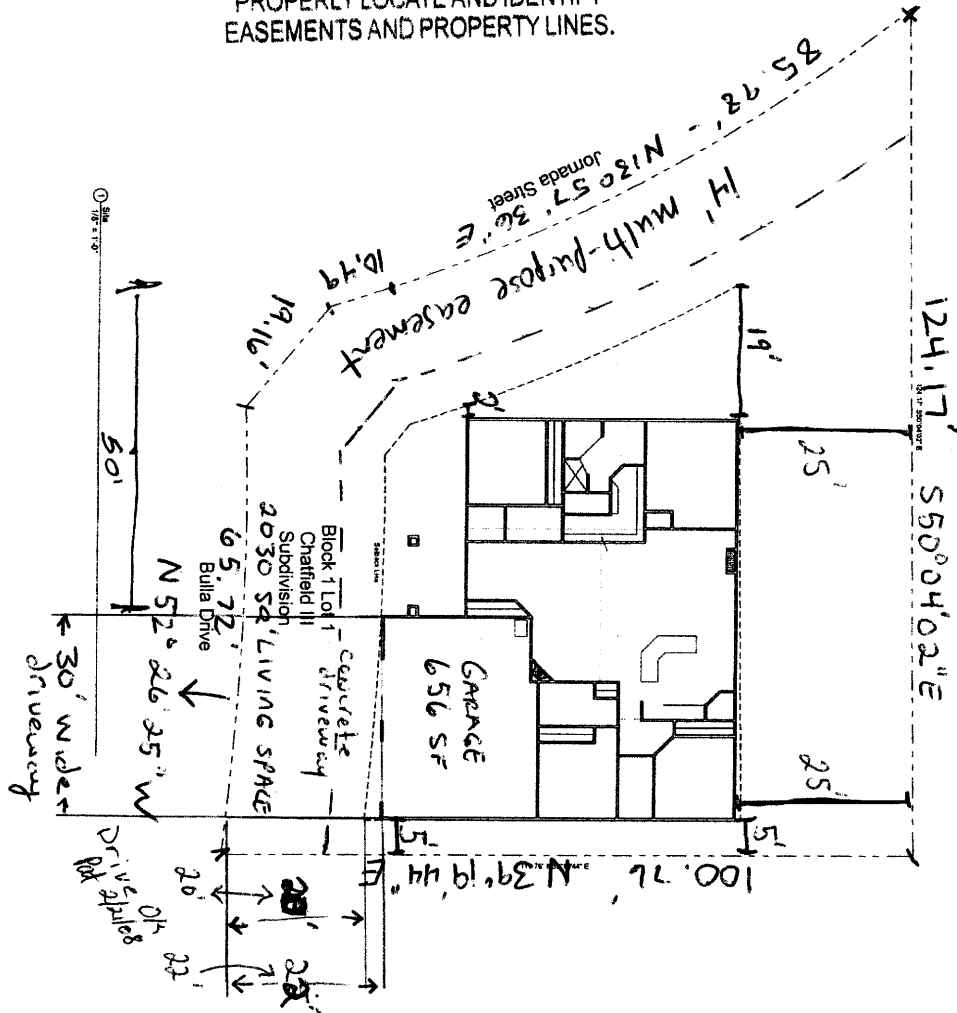
Applicant Signature [Signature] Date 2-19-08
 Department Approval PH Pat Dunlap Date 2/21/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20900</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/22/08</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)

ACCEPTED PH *Pat Develop 2/21/08*

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.



PORTER HOMES LLC

210-6324-NATE PORTER

Block 1 Lot 1
CHATFIELD III
Subdivision

Project Name	Porter Homes
Site Plan	
Sheet No.	C-1
Scale	1/8" = 1'-0"
Date	02/20/08
Drawn by	JFL
Checked by	
Project No.	0000
Sheet No.	02/20/08
Scale	1/8" = 1'-0"

455 1/2 Bulla Drive
Grand Junction CO