

FEE \$	10
TCP \$	1,589
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 473 1/2 Bulls Drive
 Parcel No. 2943-151-11-005
 Subdivision Chatfield III
 Filing _____ Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 7084 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3461 SF
 Height of Proposed Structure 22 ft.

OWNER INFORMATION:

Name Griffin Concepts, Inc.
 Address 2764 Compass Dr., Ste 112A
 City / State / Zip Gr.J., CO 81506

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 Gr.J., CO 81506
 Telephone (970) 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 <input checked="" type="checkbox"/> 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 <u>AC Pad - 3' set</u>		
Voting District <u>C</u> Driveway Location Approval <u>PH</u> (Engineer's Initials)	<u>back encroachment allowed</u>		
	<u>Deck must be uncovered if attached</u>		

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 5/27/08
 Department Approval [Signature] Date 5/29/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21045</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/29/08</u>

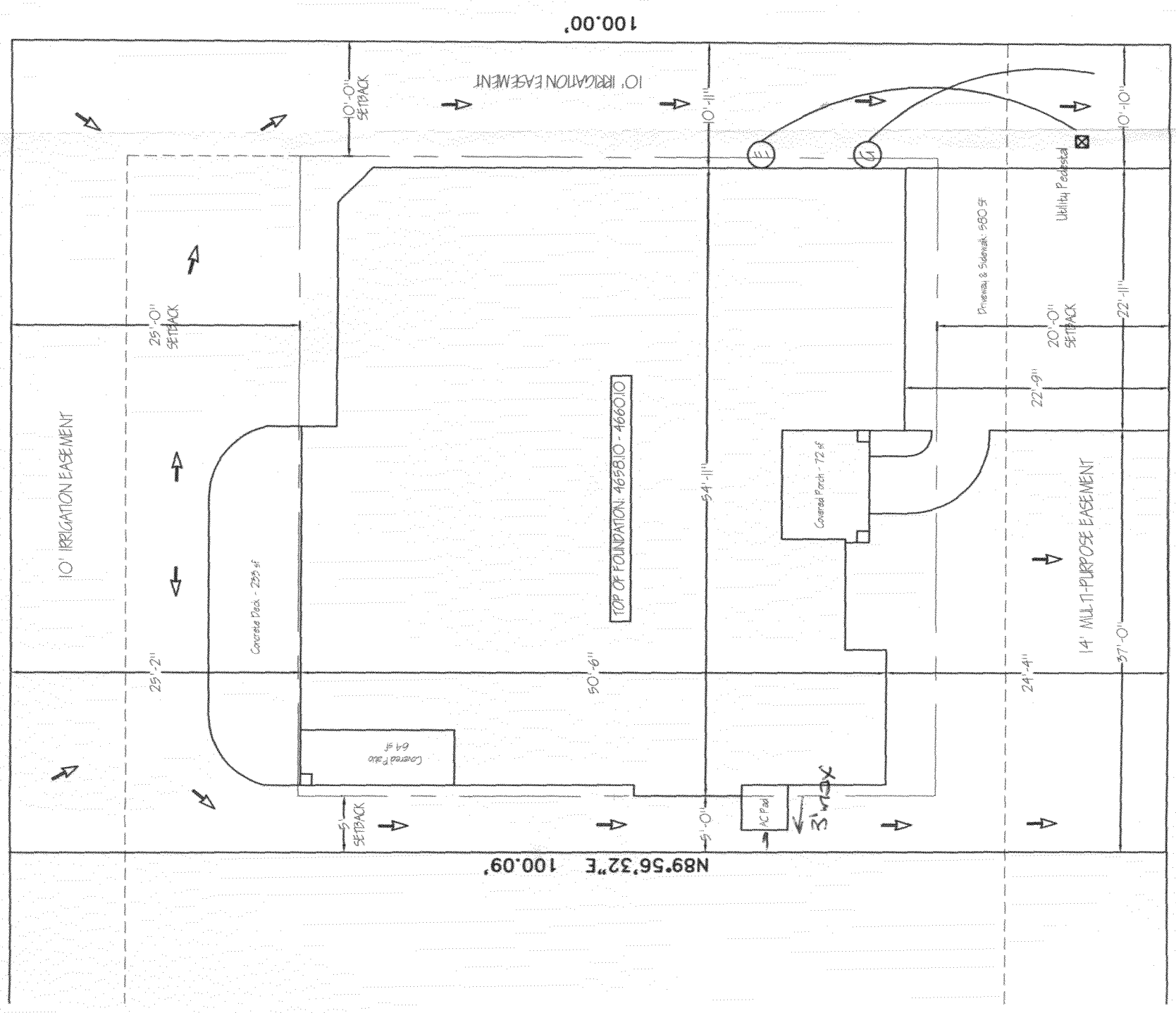
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *SA* *John Reynolds*
 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.

Hale Residence
 473.5 Bulla Drive
 Lot 5, Blk. 2 Chatfield III Subdivision
 GRAND JUNCTION, CO 81504
 Tax Sched. No.: 2943-151-11-005

- ↑ POINTS DIRECTION OF DRAINAGE FLOW
- ⊕ INDICATES SPOT ELEVATION
- ⊗ UTILITY PEDESTAL

PLOT PLAN INFORMATION	
LEGAL DESCRIPTION	Lot 5, Blk. 2 Chatfield III Subdivision
STREET ADDRESS	473.5 Bulla Drive
HOUSE SQ. FT. - 1ST FLR.	1909 SF
GARAGE SQ. FT.	603 SF
CVD. PORCH / PATIO SQ. FT.	136 SF
LOT SIZE	7084 SF
DRAINAGE TYPE	11" A"
SETBACKS	Front: 20' Rear: 25' Side: 5'
Tax No.:	2943-151-11-005



SITE PLAN

CHATFIELD III
 BUILDER: GRIFFIN CONCEPTS, INC.
 855 E. WYMAN CT., GRAND JUNCTION, CO
 PHONE: (970) 260-4706 / FAX: (970) 245-1044

DATE: 04/10/08	REVISION	DATE

Hale Residence - 473.5 Bulla Dr.
 Lot 5, Blk. 2 - Chatfield III Subdiv.
 House SF: 1909 / Garage SF: 603

AI
 4
 9