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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 455 1/2 Bulla Dr No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2943-151-10-001 Sq. Ft. of Existing Bldgs 2039 Sq. Ft. Proposed 2119
 Subdivision Chatfield III Sub Sq. Ft. of Lot / Parcel .221
 Filing _____ Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Troy Marden
 Address 455 1/2 Bulla Dr
 City / State / Zip Grand Junction CO 81502

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 8x10 shed 80 sq ft

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-250-8505

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: shed needs to be moved to 5' from rear property line + 20' from EAST PROP LINE

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 PLANNING STAFF

ZONE R5 Maximum coverage of lot by structures 60
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 10/8/09
 Planning Approval [Signature] Date 10/8/09

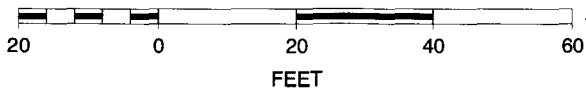
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10-8-09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

455 1/2 Bulla Drive



SCALE 1 : 326



* I originally had 14'
and called + spoke with
they that it
has to be 20'

ACCEPTED *L. 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.

