

FEE \$ 10.00
 TCP \$ 1589.00
 SIF \$ 400.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

467 Bulla Dr.
~~3150 Cross Canyon Ln~~

Building Address 467 Bulla Dr
 Parcel No. 2943-151-11-001
 Subdivision Chatfield III
 Filing _____ Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2514
 Sq. Ft. of Lot / Parcel 8680 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3659 SF
 Height of Proposed Structure 24 ft.

OWNER INFORMATION:

Name Thomas Gorman
 Address 45 1/2 Cottonwood Lake Dr.
 City / State / Zip Clifton, CO 81520

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 835 E. Yucatan Ct.
 City / State / Zip GJ CO 81505
 Telephone 970-245-1041

***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 RMF-5 Maximum coverage of lot by structures 100%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District C Driveway Location Approval NA 3/20/07
 (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] Griffin Concepts, Inc Date 3/21/07
 Department Approval NA [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20055</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-23-07</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)

467 Bulla Dr.

GORMAN RESIDENCE
3150 CROSS CANYON LANE
Lot 1, Blk. 2
Chatfield III Subdivision

0.20 Acres / 8658 SF
Grand Junction, CO 81504
Mesa County

BULLA DRIVE

72.48

ALL PLANS MUST BE
REVIEWED AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

CHATFIELD III

BUILDER: GRIFFIN CONCEPTS, INC

835 E. YUCATAN CT., GRAND JUNCTION, CO
PHONE: (970) 260-4706 / FAX: (970) 245-1041

