

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

**PLANNING CLEARANCE**

BLDG PERMIT NO. PAK

(Single Family Residential and Accessory Structures)

**Community Development Department**

~~467 Bulla Dr~~ ~~3150 Cross Canyon Ln~~  
 Building Address 467 Bulla Dr

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) 3699 SF

Height of Proposed Structure 24 ft.

Parcel No. 2943-151-11-001

Subdivision Chatfield III

Filing \_\_\_\_\_ Block 2 Lot 1

**OWNER INFORMATION:**

Name Thomas Gorman

Address 451 1/2 Cottonwood Lake Dr.

City / State / Zip Clifton, CO 81520

**APPLICANT INFORMATION:**

Name Griffin Concepts, Inc

Address 835 E. Yucatan Ct.

City / State / Zip GJ CO 81505

Telephone 970-245-1041

**DESCRIPTION OF WORK & INTENDED USE:**

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

**\*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).

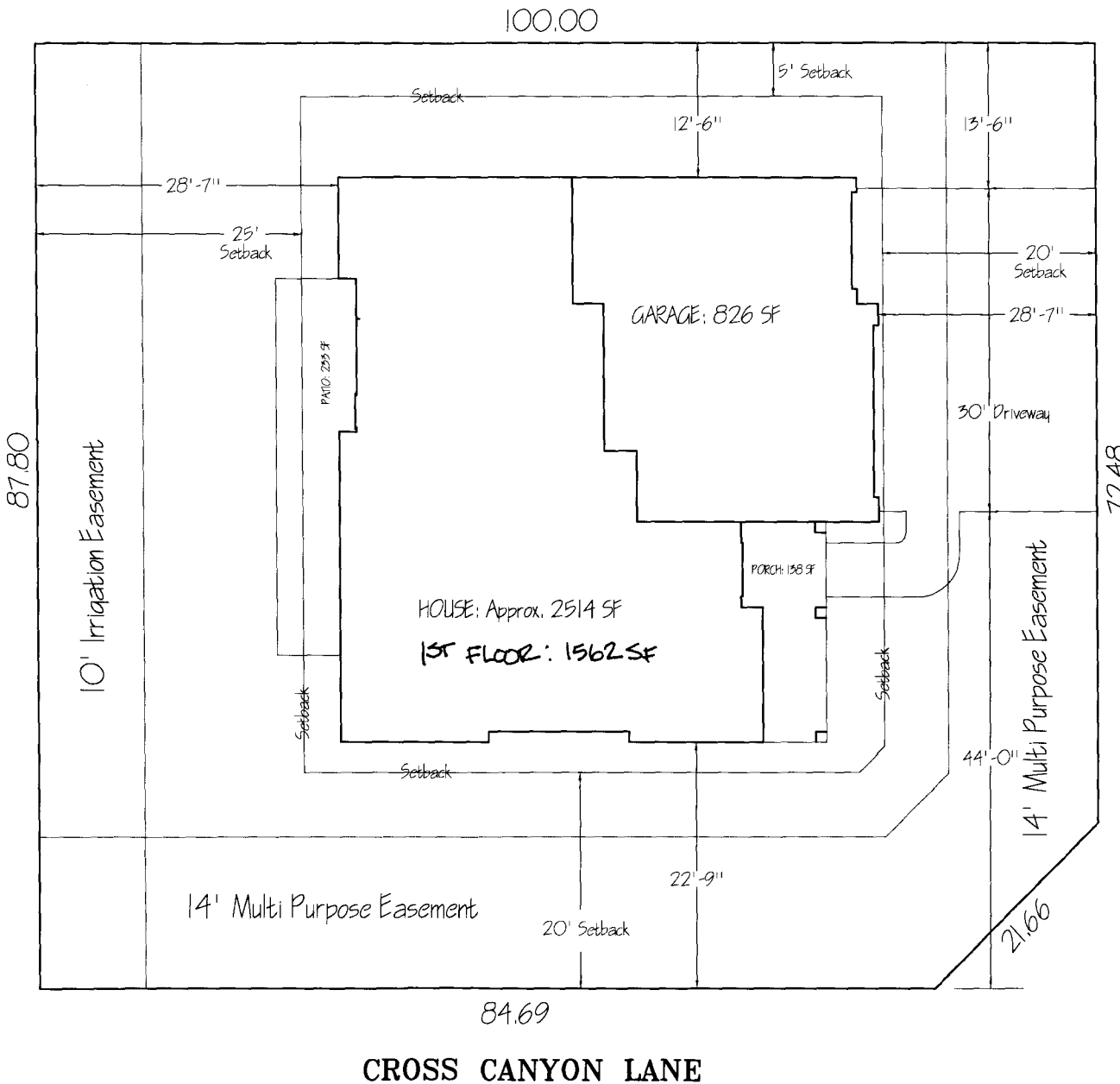
Applicant Signature [Signature] Griffin Concepts, Inc Date 3/21/07

Department Approval NA [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 20055

Utility Accounting [Signature] Date 3-23-07

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)



469 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

NA Joshua Rose

ALL PLANS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THESE PLANS DO NOT 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