

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

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

BLDG PERMIT NO. _____

Building Address 456 Bulla Dr
 Parcel No. 2943-151-14-009
 Subdivision Chatfield III
 Filing _____ Block 5 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1833
 Sq. Ft. of Lot / Parcel 8914
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3401
 Height of Proposed Structure 21.5 FT

OWNER INFORMATION:

Name Rob + Monica Langston
 Address 2101 Patterson Apt. 101B
 City / State / Zip Grand Jct., 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 835 E. Vocatan 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 <u>RMF 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 _____
Voting District <u>C</u>	Driveway Location Approval <u>NA</u> <u>3/22/07</u> (Engineer's Initials)

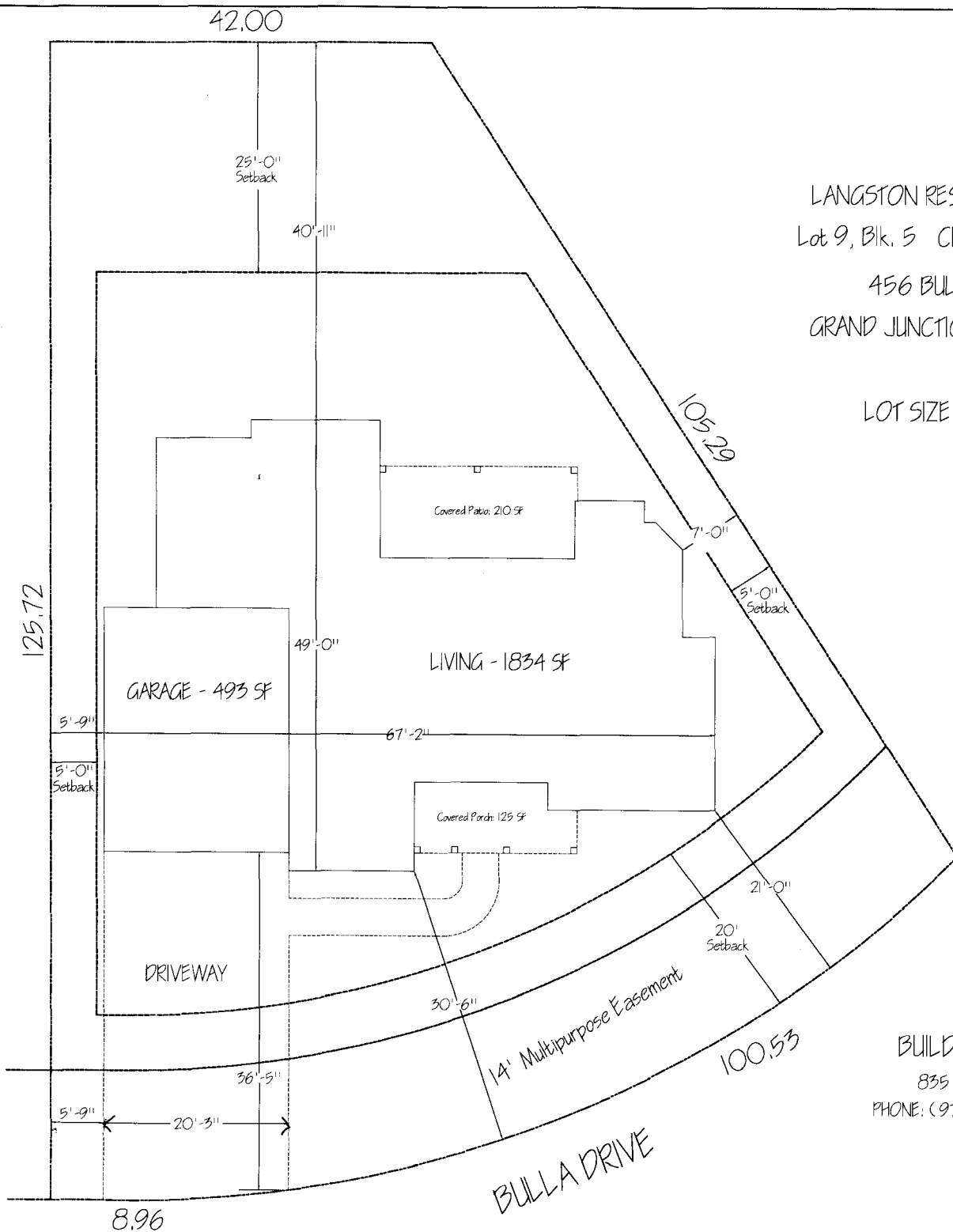
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Paul J. Griffin Griffin Concepts, Inc. Date 3/21/07
 Department Approval NA J. A. P. Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20056</u>
Utility Accounting	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)

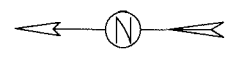


LANGSTON RESIDENCE: 1833 SF
 Lot 9, Blk. 5 Chatfield III Subdivision
 456 BULLA DRIVE
 GRAND JUNCTION, CO 81504

LOT SIZE: 8914 SF

NA Jindal A. P.
 ALL SETBACKS MUST BE
 CITY PLANNING
 DEPARTMENT
 APPROVED. 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



8.96