

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3150 Maiah Ct
 Parcel No. 2943-151-10-007
 Subdivision Chaffield 3
 Filing 3 Block 7 Lot 1

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 485
 Sq. Ft. of Lot / Parcel 2485
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Scott Homes
 Address 772 Glen Ct #10
 City / State / Zip GJ CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name owner
 Address _____
 City / State / Zip _____
 Telephone 216-5189

***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 _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>C</u>	Driveway Location Approval _____ (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 Melanie Dylzer Date 5/23/07
 Department Approval JAR Wendy Spurr Date 7/12/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20443</u>
Utility Accounting <u>Catherine Taylor</u>	Date <u>7/12/07</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)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

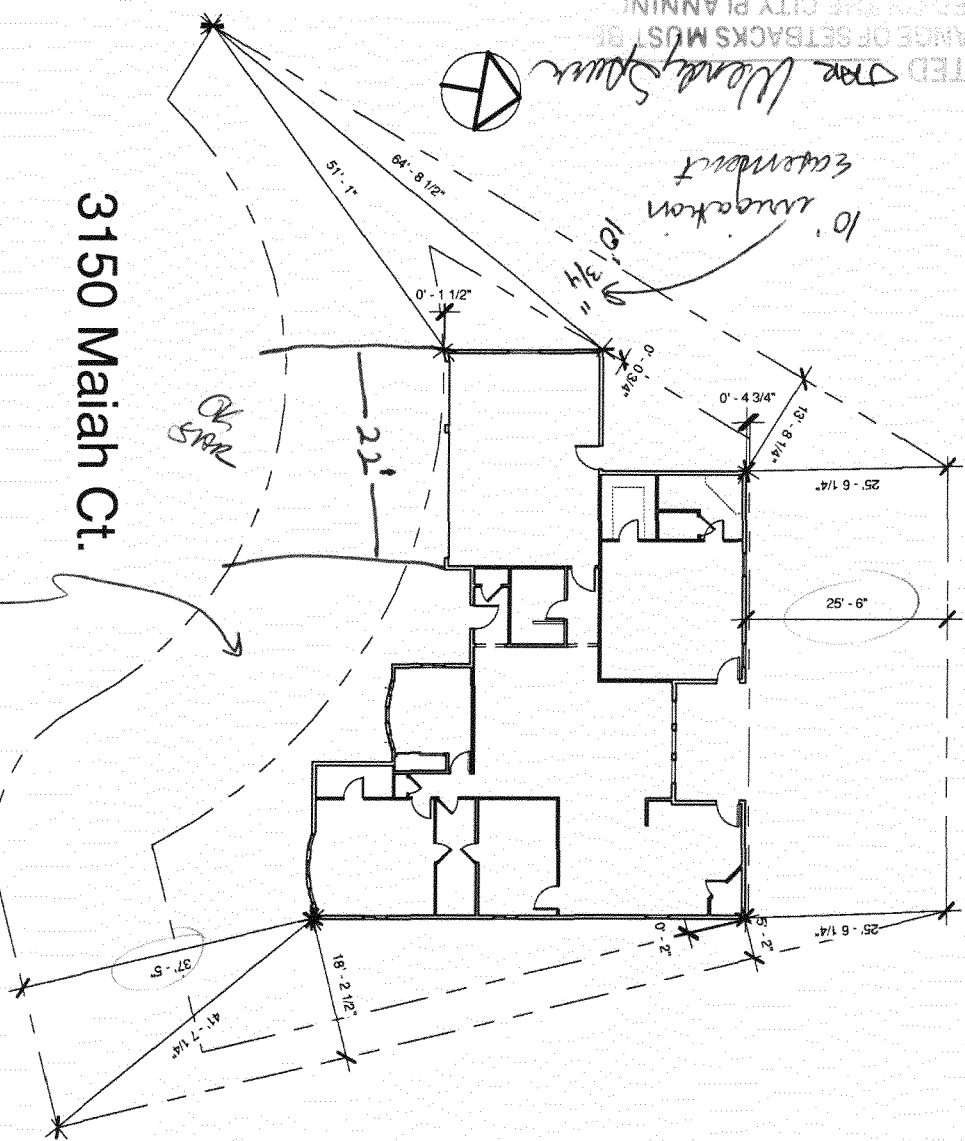
Dr. Wendy Spurr

10' expansion easement

3150 Maiah Ct.

1 SITE PLAN
 1" = 20'-0"

14' Multi-purpose



Scale: 1" = 20'-0" Drawn By: Shanin Olson SITE PLAN A001	3150 Maiah Ct. Block 1 Lot 7	SCOTT HOMES Randy Scott 772 Glen Ct. Grand Junction, CO 81506 216-5189	BlueSky Drafting Shanin Olson 760 Elm Ave. Grand Junction, CO 81501 970-201-1412
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