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|--------|---------|
| 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 3153 MAFAH CT
 Parcel No. 2943-151-10-005
 Subdivision CHATELAIN III
 Filing III Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed: ~~8140~~ 2696
 Sq. Ft. of Lot / Parcel 8140
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name BRAD THOMPSON / INT CONSTRUCTION
 Address 562 SHOSHONE ST
 City / State / Zip 65 CO 81504

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name BRAD THOMPSON
 Address 562 SHOSHONE ST
 City / State / Zip 65 CO 81504
 Telephone 970 216-2884

*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 <u>X</u> 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>JAR</u> (Engineer's Initials) | | |

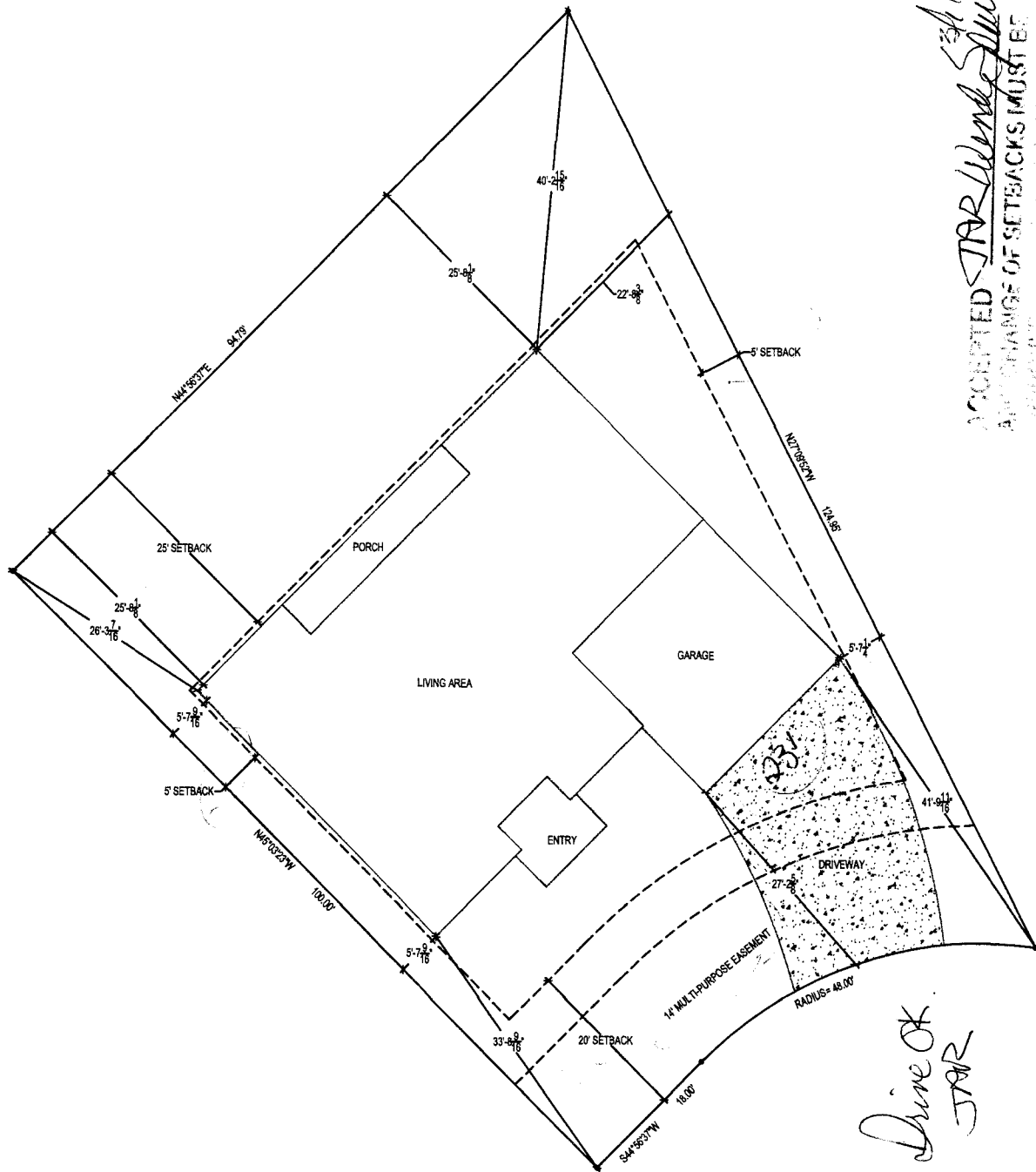
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Brad Thompson Date 3-5-07
 Department Approval JAR Wendy Spurr Date 3/1/07

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>20001</u> |
| Utility Accounting <u>Kate Cusberry</u> | Date <u>3/5/07</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)



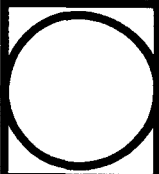
*Drive OK
JAR*

34 lot
 ACCEPTED **JAR** *W/under Sign*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY ENGINEER.
 THE DRAFTER ACCEPTS NO LIABILITY
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

| Chatfield III Subdivision | |
|---------------------------|-----------------|
| FILING | - |
| BLOCK | 1 |
| LOT NUMBER | 5 |
| LOT SIZE | 8140 sq. ft. |
| LIVING AREA | 1927.14 sq. ft. |
| GARAGE | 486.87 sq. ft. |
| TOTAL AREA | 2562.97 sq. ft. |



TNT Builders
 3153 Malah Ct.
 Grand Junction, CO.



| Revisions | |
|-----------|--|
| A | |
| B | |
| C | |
| D | |
| E | |

Drawn by: **ADT**

REV Date: **2/20/07**

Date: **2/13/07**

Scale: **1"=20'**

Sheet: **Site Plan**

Sheet: **C1**