

*M*

FEE \$	10
TCP \$	1581
SIF \$	460

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 3152 Maiah Ct.  
 Parcel No. 2943-151-10-008  
 Subdivision Chatfield III  
 Filing 3 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2790  
 Sq. Ft. of Lot / Parcel 8920 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2817 SF  
 Height of Proposed Structure 24'

#### OWNER INFORMATION:

Name Ridemore Enterprises  
 Address 703 23 2/10 Rd.  
 City / State / Zip Grand Jct., CO 81505

#### DESCRIPTION OF WORK & INTENDED USE:

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

#### APPLICANT INFORMATION:

Name Ridemore Enterprises  
 Address 703 23 2/10 Rd.  
 City / State / Zip Grand Jct., CO 81505  
 Telephone 970-242-7444

#### \*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>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>30</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>RD</u> (Engineer's Initials)

**PAID**  
**CB**

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] Date 2/12/08  
 Department Approval [Signature] Date 2/15/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>pd at 064</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/25/08</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)

# PLOT PLAN

scale: 1"=10'

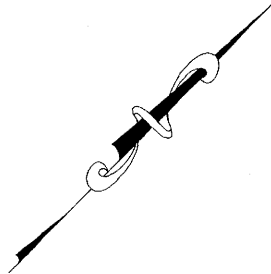
CHAFIELD III  
 LOT 8/BLOCK 1  
 8920 SQ.FT.

1st FLOOR LIVING=1363 SQ. FT.  
 2nd FLOOR LIVING=575 SQ.FT.  
 BONUS LIVING=356 SQ. FT.  
 UNFINISHED STORAGE AREA=120 SQ. FT.  
 TOTAL LIVING=2294 SQ. FT.  
 GARAGE=496 SQ. FT.

MIN. top Of Foundation- 4652.57  
 MAX. top Of Foundation- 4654.57

SETBACKS  
 20' Front  
 25' Rear  
 5' Sides

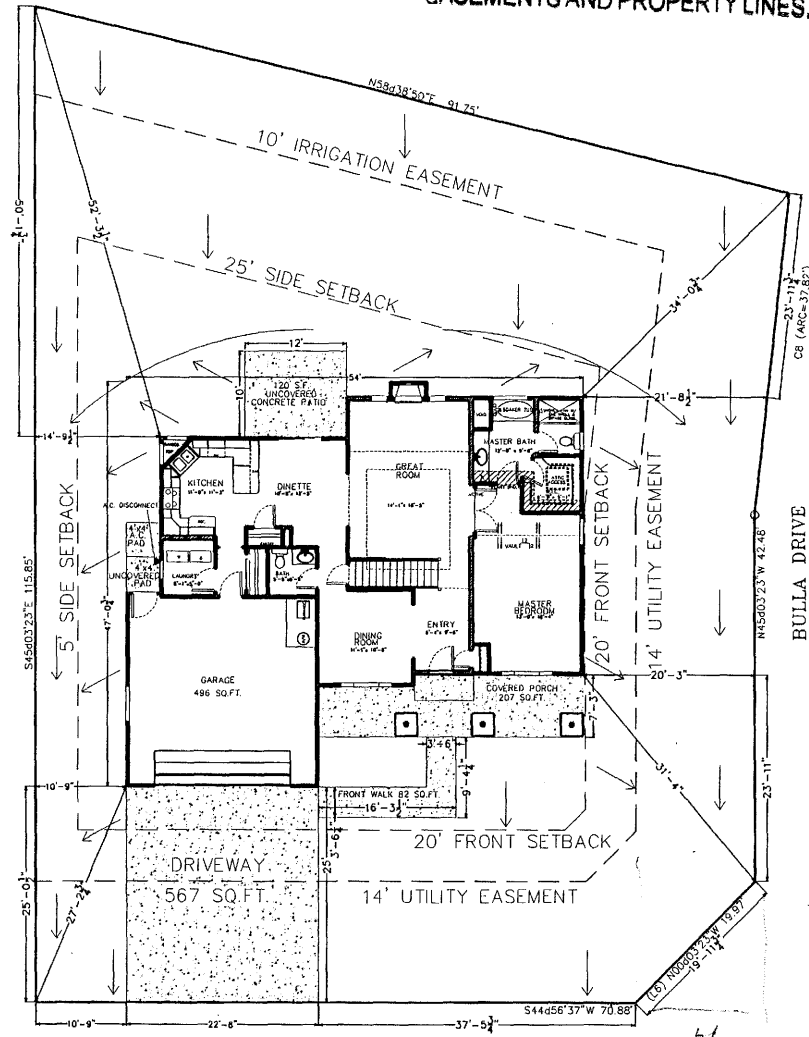
LOT GRADING DRAINAGE TYPE A  
 DRAINAGE →



FLATWORK (Uncovered unless noted) (sq. ft.)	
REAR PATIO	120
FRONT PATIO (COVERED)	207
FRONT WALK	85
A.C. PAD	16
4 x 4 PAD	16
DRIVE WAY	567
Total	1011

\*NOTE: ALL FLATWORK  
 CONCRETE TO BE 6 SACK  
 WITH 1/2 FIBER

ACCEPTED *PH Flat Design 2/15/08*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS AND PROPERTY LINES.



3152 MAIAH COURT

Drive OK  
 Pat 2/15/08

AE



3152 MAIAH COURT  
 LOT 8/BLOCK 1 CHATFIELD III  
 #2294 C1

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWING BY:  
 ASHLEY CHADD  
 PLAN DATE:  
 1/08/08

P1