

FEE \$ 10.00  
 TCP \$ 0  
 SIF \$ 292.00

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

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



Building Address 314 RIMROCK COURT  
 Parcel No. 294519309004  
 Subdivision MONUMENT VALLEY  
 Filing 5 Block 4 Lot 3

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 4044 SF  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500

**OWNER INFORMATION:**

Name JAMES GARDNER  
 Address 312 RIMROCK COURT  
 City / State / Zip GRAND JUNCTION, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name DESERT EDGE, INC.  
 Address P.O. Box 60200  
 City / State / Zip GRAND JUNCTION, CO 81506  
 Telephone (970) 250-1222

**\*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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 40 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 35' from PL Rear 35' from PL Parking Requirement 2

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_

Voting District A Driveway Location Approval ll  
 (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] Date 2-25-04  
 Department Approval [Signature] Date 5/27/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7291</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/27/04</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)

5/27/04

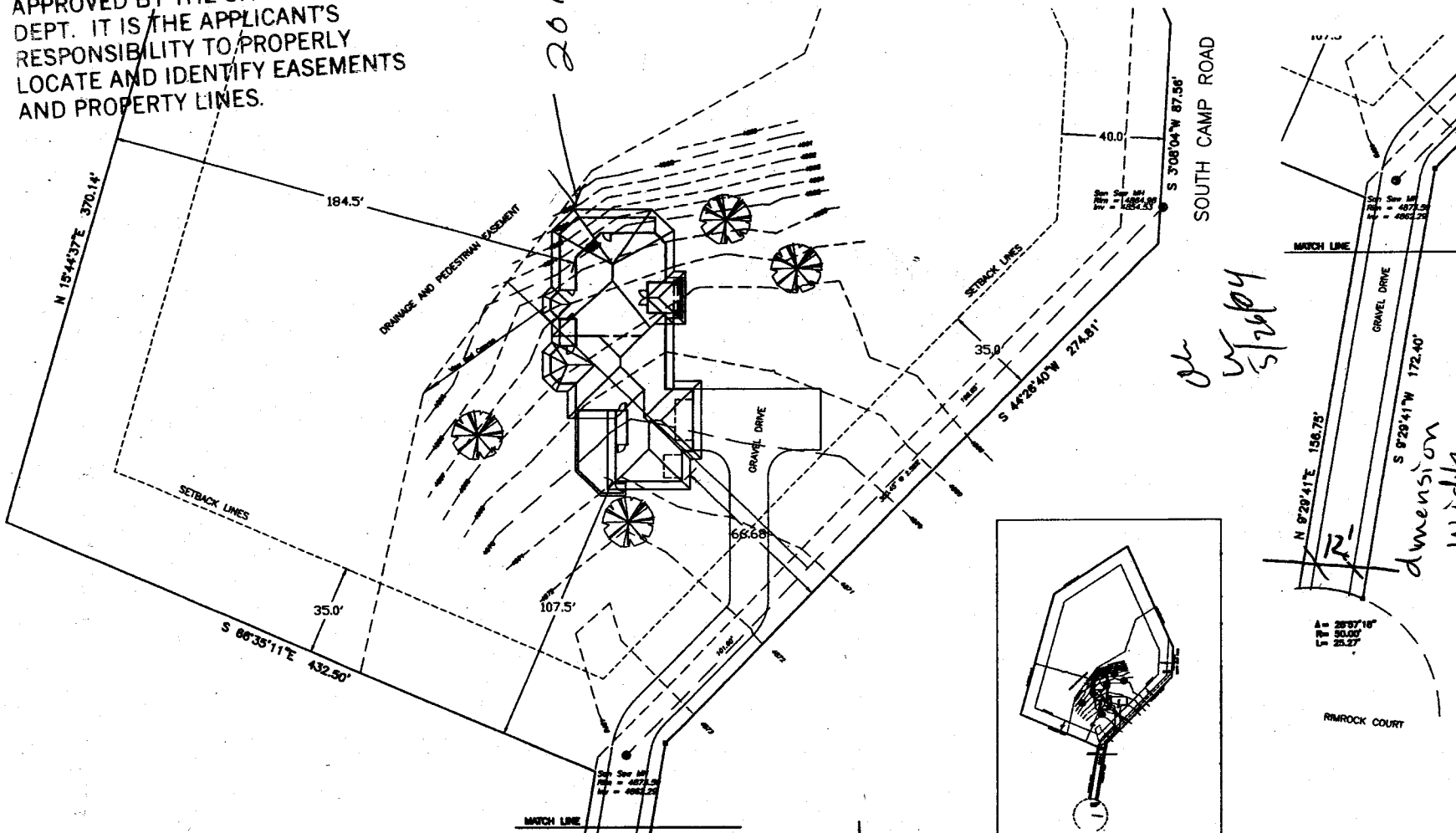
ACCEPTED *Clay Hall*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

# SITE PLAN

## LOT 4, BLOCK 3

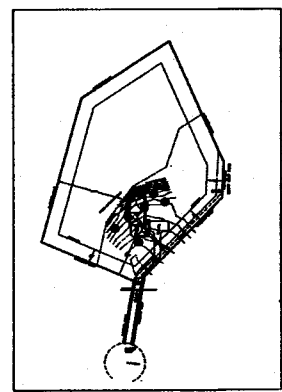
### MONUMENT VALLEY, FILING FIVE

20'



*per 5/27/04*

*dimension width of driveway*



LEGEND  
□ FOUND REBAR, AS NOTED



Preliminary

Prepared for: JAMES GARDENER

<b>SITE PLAN</b>			
314 RIMROCK COURT LOT 4, BLOCK 3 MONUMENT VALLEY, FILING FIVE MESA COUNTY, COLORADO			
<b>LANDesign</b>			
<small>ENGINEERING • SURVEYING • PLANNING</small>			
<small>314 NORTH 7th STREET GRAND AVENUE CORNER, ESSENTIAL CENTER 248-2888</small>			
PROJ. NO. 2004-07	SURVEYED	DRAWN	CHECKED
DATE: Feb. 2004	RSK	PRG	1 1

NOTES: 1. REFER TO EXHIBIT FOR THE SITE PLAN AND ALL OTHER INFORMATION. 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESA AND THE STATE OF COLORADO. 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND PROPERTY LINES. 4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND PROPERTY LINES.