

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | 1,500  |
| SIF \$ | 298.00 |

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

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

Building Address 358 High Desert Rd. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-202-400-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5350  
 Subdivision Redlands Mesa Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 6 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 29'

**OWNER INFORMATION:**

Name Costa Manos  
 Address 2115 Sequoia  
 City / State / Zip Grand Junction CO 81509

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

**APPLICANT INFORMATION:**

Name Mike Zagrzebski  
 Address 695 25 Rd.  
 City / State / Zip Grand Junction, CO, 81505  
 Telephone 970 260 9808

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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.**

|   |  |
|---|--|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b> |  |
| ZONE <u>PD</u>  | Maximum coverage of lot by structures <u>35%</u>                       |
| SETBACKS: Front <u>20'</u> from property line (PL)                            | Permanent Foundation Required: YES <u>X</u> NO _____                   |
| Side <u>7'</u> from PL Rear <u>20'</u> from PL                                | Parking Requirement <u>2</u>   |
| Maximum Height of Structure(s) <u>32'</u>                                     | Special Conditions _____   |
| Voting District <u>A</u>  | Driveway Location Approval <u>[Signature]</u><br>(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 April 19, 05  
 Department Approval NAC Gayer Hall Date 4/22/05

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>18057</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>4/22/05</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)

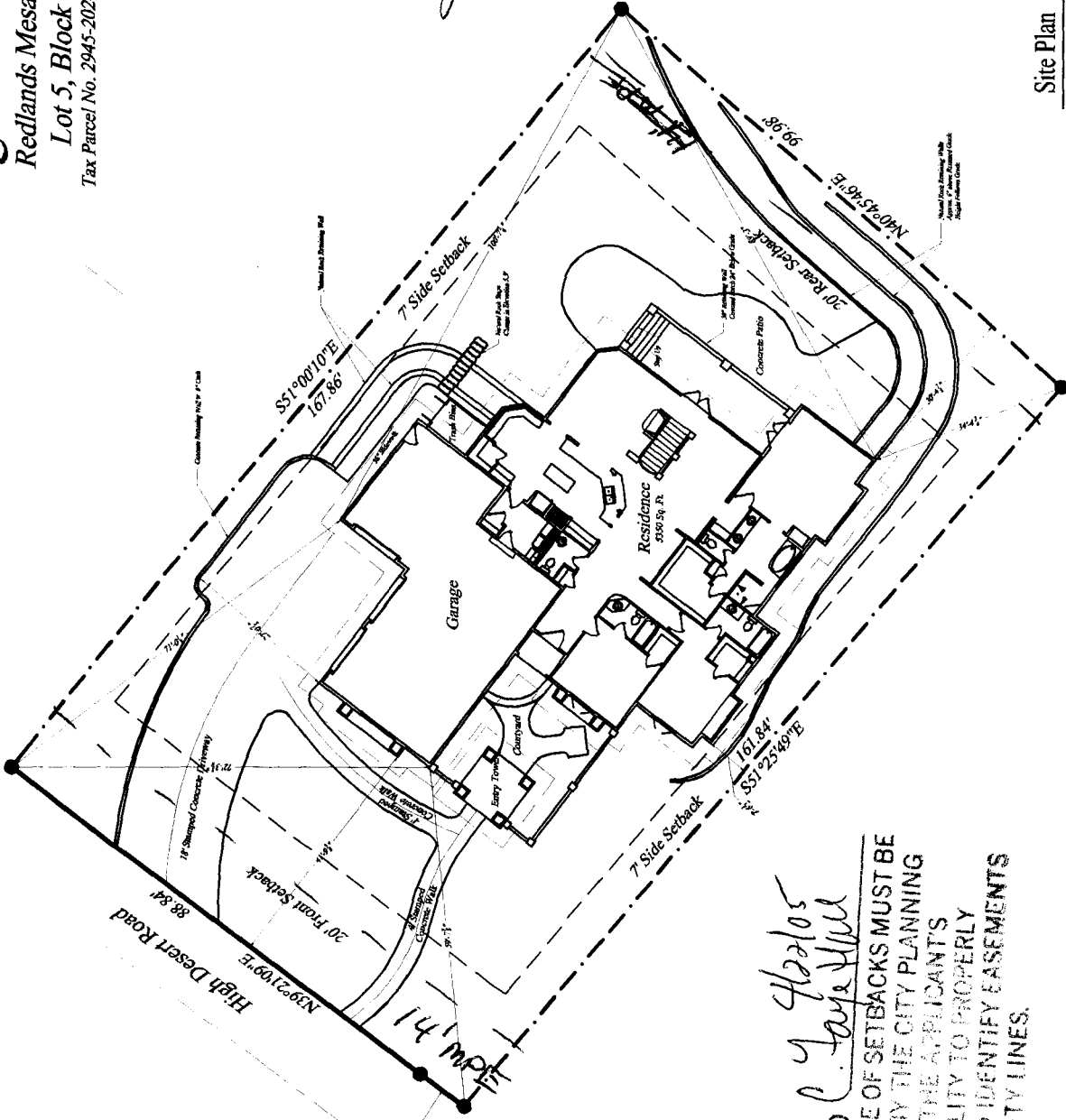
# 358 High Desert Road

Redlands Mesa #1

Lot 5, Block 6

Tax Parcel No. 2945-202-46-005

*drive  
on  
m  
4/20/05*



$\Delta = 01^{\circ}25'37''$   
 $R = 382.50'$   
 $L = 9.53'$   
 $Ch = 9.53'$   
 $Brg = S 36^{\circ}38'21'' W$



Graphic Scale  
Scale: 1" = 30'



Site Plan

SCALE: 1" = 30'

ACCEPTED *C. Y. Huelo*  
 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.

THESE DRAWINGS FOR THE PROJECT HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REFERENCE TO A SPECIFIC BUILDING SITE. THEREFORE, SUBMITTALS TO THESE DOCUMENTS AS THE ENGINEER'S RESPONSIBILITY TO EXERCISE DUE CARE AND CONSULT WITH APPROPRIATE ENGINEERS AND OTHER BUILDING PROFESSIONALS TO COMPLY WITH LOCAL, NATIONAL, STATE AND FEDERAL REQUIREMENTS.

APEX DESIGN AND DRAFTING  
 970 201 2088  
 BRAND JUNCTION, CO  
 APEXDRIFT@AEM.COM

The Manos Residence  
 358 High Desert Road  
 Redlands Mesa #1 Grand Junction, CO

Designed By: Model Homes  
 File Name: Manos Residence  
 Date: REV 3/14/05  
 Scale: As Noted  
 Drawings By: D.A.