

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

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

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

Building Address 477 Coos Bay  
 Parcel No. 2943-162-93-003  
 Subdivision Prairie View  
 Filing \_\_\_\_\_ Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1182  
 Sq. Ft. of Lot / Parcel 738  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2362  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name Danny Poulson  
 Address 1545 Road Ave.  
 City / State / Zip Grand Jct, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Danny Poulson  
 Address 1545 Road  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-250-3530

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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>MP</u> (Engineer's Initials)	APR 04 2006

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 3/31/06  
 Department Approval [Signature] Date 4-3-06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>18986</u>
Utility Accounting <u>UBensley</u>	Date <u>4/4/06</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)

# Mohawk

## SITE NOTES

WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY. INTRODUCED DRAINAGE FEATURES SHALL BE NATURAL APPEARING, DESIGNED TO SIMULATE INDIGENOUS SWALES AND WASHS SHALL CONFORM TO ALL DRAINAGE BASEMENTS OF THE CITY OF GRAND JUNCTION.

OPEN GUARDRAILS AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

INSTALL HANDRAILS AT ALL STAIRS HAVING MORE THAN TWO RISERS, UNLESS SHOWN OTHERWISE. HANDRAILS TO BE NOT LESS THAN 34 INCHES, NOR MORE THAN 38 INCHES ABOVE TRODDING OF TREADS.

NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION, TERRAIN, ROCKS, ETC. FROM STUCCO, PAINT, ROOFING FOAM, CONCRETE OR OTHER DAMAGE BY COVERING WITH PLASTIC OR AS REQUIRED. PROVIDE A 4'-0" HIGH BARRIER WITHIN BUILDING ENVELOPE (WHEN APPLICABLE) KEEP MATERIALS AND WORKERS WITHIN THIS FENCE TO PREVENT DAMAGE TO NATURAL TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT THE CONTRACTOR/SUBCONTRACTOR'S EXPENSE.

VERIFY PROPERTY AND BUILDING LINES AND FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION. CONFIRM THAT ALL UTILITIES (SEWER, POWER, WATER) ARE LOCATED AS SHOWN AND THAT SERVICE TIES IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINAGE. DRAWINGS ARE NOT TO BE SCALED. BUILD FROM DIMENSIONS INDICATED. VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY CONFLICTS.

HOUSE ADDRESSES MARKING A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER, SO THAT IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.

AREAS DISTURBED DURING CONSTRUCTION OF DRAINAGE FACILITIES OR UTILITY (SEWER, WATER, ELECTRIC, ETC) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.

ALL AREAS BETWEEN THE CONSTRUCTION FENCE AND ANY BUILDING OR SITE WALLS SHOULD BE BELANDSCAPED TO BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL DESERT AREA.

FINISH GRADE SHALL BE A MINIMUM OF 12 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR SLOPE FINISH GRADE FOR AN ADDITIONAL 4 INCHES AWAY FROM BUILDING FOR A 10'-0" HORIZONTAL DISTANCE.

EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSIONS IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT FOR A RESOLUTION.

PROVIDE SCREEN WALL AT ALL EXTERIOR MECHANICAL EQUIPMENT. SCREEN WALL TO BE AT A MIN. HEIGHT OF 7'-0" ABOVE THE MECHANICAL EQUIPMENT, UNLESS NOTED OTHERWISE.

ALL RETAINING WALLS TO HAVE DRAINAGE SUBSEQUENT BY 1/2" CRUSHED GRAVEL WAFFLED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" O.C. (TYP)

SITE PLAN WAS DEVELOPED FROM FIELD MEASUREMENTS AND THE BEST INFORMATION AVAILABLE AT TIME OF MEASUREMENTS.

THERE IS TO BE AN EVEN SLOPE BETWEEN NEW GRADES, UNLESS OTHERWISE NOTED. MEET EXISTING GRADES AT A SLOPE OF 1%-2% VERTICAL TO 10'-0" HORIZONTAL. ALL FINISHED EARTH GRADES TO BE 2" BELOW ADJACENT WALLS AND DRIVEWAYS UNLESS OTHERWISE NOTED. DESIGN TO HAVE SMOOTH CONTIGUOUS TO FACILITATE USE OF LAWN MOWERS.

ALL CONSTRUCTION DOCUMENTS ARE BASED ON THE ACCURACY OF THE EXISTING RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITION AND THE CONSTRUCTION DOCUMENTS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

ALL ELEVATIONS ARE TO BE FIELD VERIFIED AND APPROVED BY ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

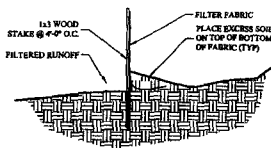
CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, DRIBBS AND EXISTING STRUCTURES INCLUDING PAVEMENT, SIDEWALK, BUILDING FOUNDATION, ABANDONED UTILITIES AND EXISTING TOPSOIL IN ALL AREAS OF DEVELOPMENT.

ALL TREES SHALL BE RESPONSIBLE TO COMPLETE SITE INVESTIGATION TO IDENTIFY SCOPE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.

CONTRACTOR SHALL NOTIFY STATE DOT (1-800-485-7771) A MINIMUM OF (10) WORKING DAYS PRIOR TO COMMENCING WORK TO DETERMINE HOW RESPECTIVE UTILITIES WILL BE PROTECTED BY CONSTRUCTION.

CONCRETE SIDEWALKS TO HAVE 3/4" TYPED JOINTS AT 8'-0" O.C. IN CONCRETE SIDEWALKS TO HAVE 3/4" TYPED JOINTS AT 7'-0" O.C. (MINIMUM)

BUILDING ENVELOPE  
 REFERENCE  
 FRONT: 28'-0"  
 SIDE: 7'-0"  
 REAR: 25'-0"

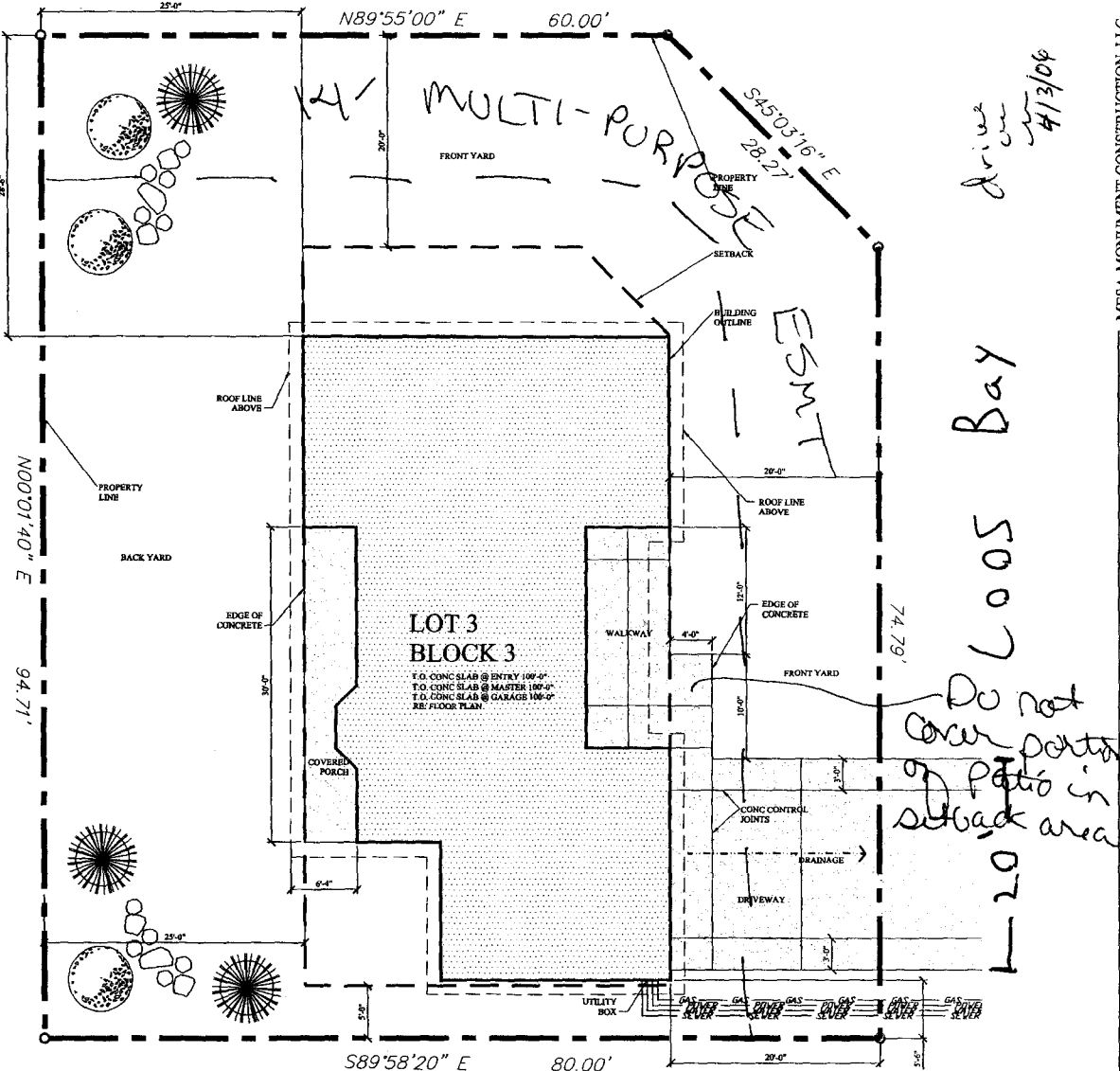


2 EROSION CONTROL  
 1/2" = 1'-0"

1 SITE PLAN  
 3/16" = 1'-0"

ACCEPTED NA ~~Setback~~ ~~Setback~~ MUST BE ANY CITY PLANNING DEPT. PERMITTANTS RES. TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

4-3-06



Drive cur 4/3/06  
 Coos Bay  
 Do not cover portion of patio in setback area  
 20

MESA-MONUMENT CONSTRUCTION, LLC  
 DANNY FOULSON (970) 250-3550  
 COREY COLLIER, DESIGNER (303) 619-6318  
 477 COOS BAY  
 GRAND JUNCTION, COLORADO 81501  
 Sheet C1.1  
 Site Plan

Revised	Date
100% Schem. Design	Feb 26, 2006
100% Design Dev.	Mar 16, 2006
Building Permit Set	Mar 13, 2006
100% Const. Take	Mar 13, 2006

Drawn By: C. Collier  
 Date: March 15, 2006  
 Project #: 0602.00  
 Phase: 100% Const. Doc