

FEE \$ 70.00  
 TCP \$ 1534.00  
 SIF \$ 400.00

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

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

Building Address 497 Desert Hill Court No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2947-271-33-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3207  
 Subdivision Monument View Ranch Sq. Ft. of Lot / Parcel 87,120  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,430  
 OWNER INFORMATION: Height of Proposed Structure 22 ft.

Name David & Robin Maddox  
 Address PSC 813 Box 138  
 City / State / Zip FPO, AE 09620

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

APPLICANT INFORMATION:  
 Name Gary Poush / Serra Construction  
 Address 2529 Grand Overlook Dr.  
 City / State / Zip G.J. CO 81503  
 Telephone 243-3730

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

NOTES: \_\_\_\_\_

DATE  
**MAR 23 2006**  
 TB

**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>RSF-E</u>	Maximum coverage of lot by structures <u>15%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>A</u>	Driveway Location Approval <u>[Signature]</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 [Signature] Date 3/15/06  
 Department Approval NA Daylen Henderson Date 3/23/06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18940</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/23/06</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)

ACCEPTED NA  
 ANY OTHER SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

Gayle Anderson 3/23/06

SOUTH BROADWAY

276.55

N 00° 42' 00" W  
 276.85'

20' multipurpose easement

20' MULTI-PURPOSE EASEMENT

10' IRRIGATION EASEMENT

10' irrigation easement

S I T E P L A N

ALL SETBACKS  
 FRONT - 20'  
 SIDE - 15'  
 REAR - 30'

312.5

10' irrigation easement

30' setback

2.00 Acres

497 Desert Hill Court

drive on  
 3/16/06

15' setback

20' sewer easement

250.35'

N 01° 24' 57" E  
 250.00'

Lot 3

Lot 5

DEPT. OF PUBLIC WORKS  
 1000 N. GARDEN ST.  
 DENVER, CO 80202  
 303.233.3111

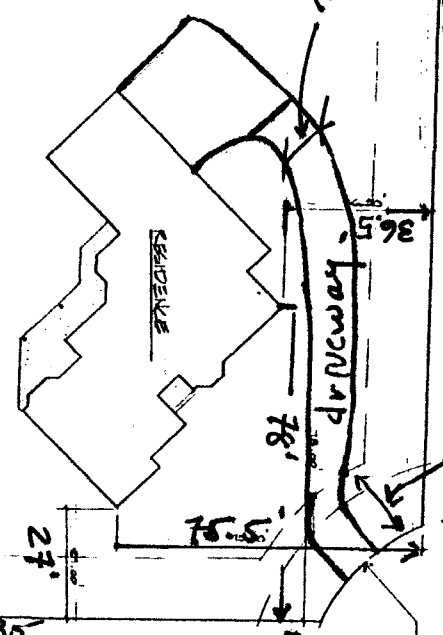
249.91

15' setback

20' setback

Lot 1

Desert Hill Court  
 DESERT



LOT 2  
 HOLMDELT VIEW RANCH SUBDIVISION  
 GRAND JUNCTION  
 TUSA COUNTY  
 COLOREDO, USA.