

FEE \$	10.00
TCP \$	1539.00
SIF \$	4120.00

## PLANNING CLEARANCE

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

BLDG PERMIT NO.

Building Address 354 HIGH DESERT RD. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-202-57-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 6000  
 Subdivision REDLANDS MESA HOWELL SUB. Sq. Ft. of Lot / Parcel 32000

Filing N/A Block \_\_\_\_\_ Lot 1  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 0 \*EXISTING 9000 # PROPOSED  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name MARCUS & ROBIN HOWELL  
 Address 382 CLIFF ROSA COURT  
 City / State / Zip GRAND JCT. CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name MOUNTAIN HIGH ENTERPRISES  
 Address 3155 HORIZON GLEN CT.  
 City / State / Zip GRAND JCT. CO 81506  
 Telephone 970.250.9558

**\*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>PO</u>	Maximum coverage of lot by structures <u>35%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>RAD</u> <small>(Engineer's Initials)</small>		

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).

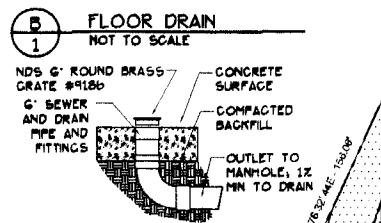
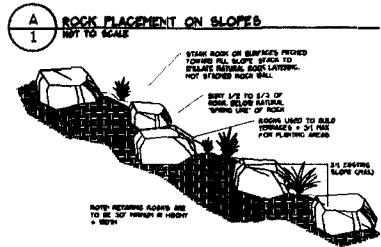
Applicant Signature David Hoffman Date 5.3.2006

Department Approval JR Bayless Henderson Date 9/14/06

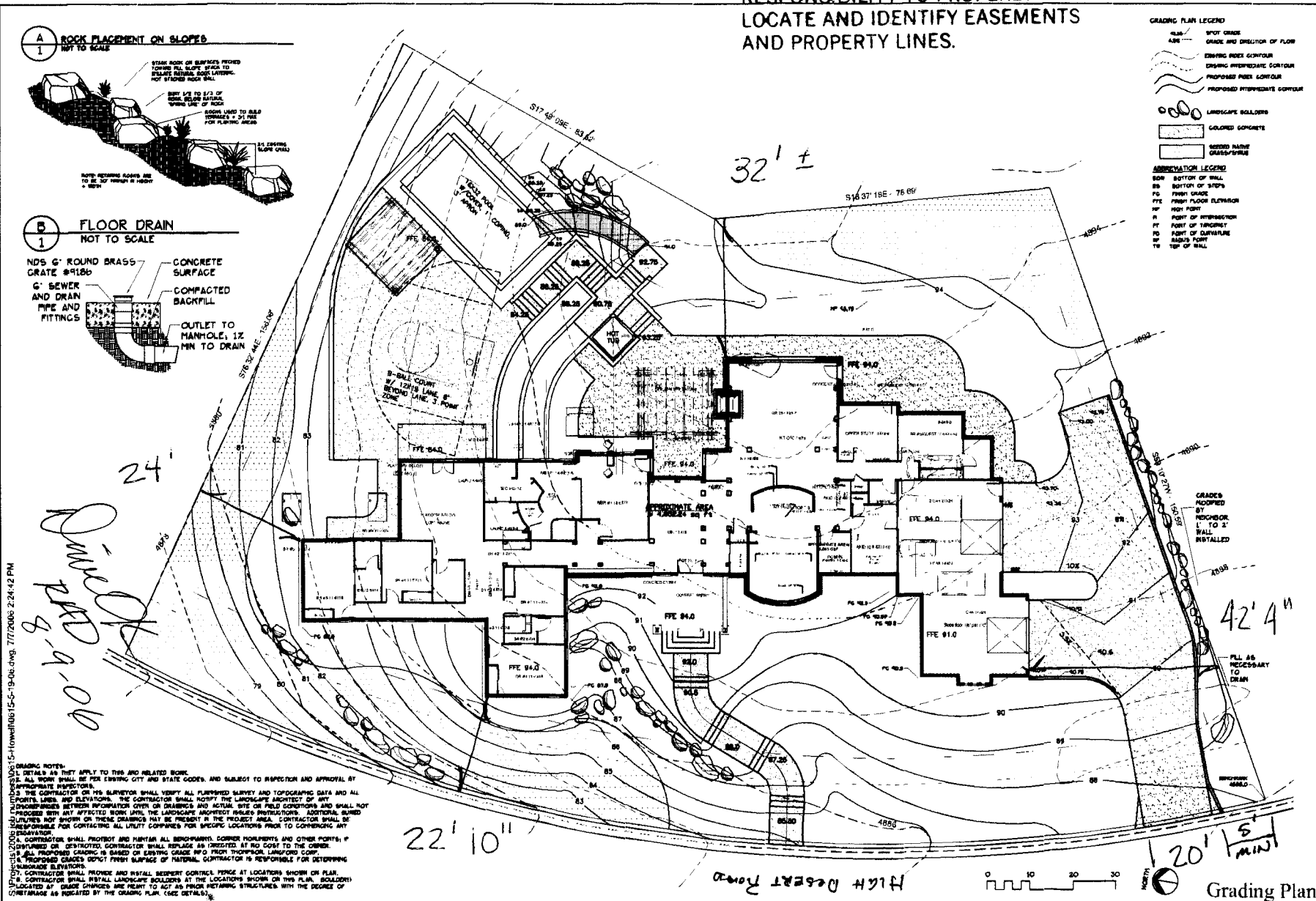
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19473</u>
Utility Accounting <u>Kate Lobenz</u>	Date <u>9/14/06</u>		

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 *JR Gayles Henderson*  
 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.



- GRADING PLAN LEGEND**
- SPOT GRADE
  - GRADE AND DIRECTION OF FLOW
  - EXISTING INDEX CONTOUR
  - EXISTING INTERMEDIATE CONTOUR
  - PROPOSED INDEX CONTOUR
  - PROPOSED INTERMEDIATE CONTOUR
  - LANDSCAPE BOLLARDS
  - COLORED CONCRETE
  - SEEDED NATIVE GRASS/SHRUB
- ABBREVIATION LEGEND**
- BSB BOTTOM OF WALL
  - BS BOTTOM OF STEPS
  - FS FIRST GRADE
  - FTE FRESH FLOOR ELEVATION
  - HP HIGH POINT
  - IP POINT OF INTERSECTION
  - PT POINT OF TANGENCY
  - PC POINT OF CURVATURE
  - RSB POINT TO TOP OF WALL



**HOWELL RESIDENCE**  
 354 High Desert Road, Redlands Mesa

DRAWN BY	CR
CHECKED	DM
JOB NO.	1852
DATE	7-7-08
REVISIONS	
DRAWING NO.	0585-07-07-08-01
SHEET NO.	1 OF 1
STATUS	○ DRAFT
	○ PRELIMINARY
	○ BID
	● CONSTRUCTION
	○ AS BUILT

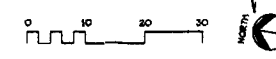
**GIAVONNE ROBERTS & ASSOC., INC.**  
 LANDSCAPE AND PLANNING ARCHITECTS  
 844 GRAND AVE.  
 GRAND JCT, CO 81001  
 PHE: 970-241-0745  
 FAX: 970-241-0706  
 EMAIL: info@giaroberts.com

15-howell01015-5-19-08.dwg, 7/7/2008 2:24:42 PM

*Diminished*  
*8-9-08*

42' 4"

20' 5" MIN



High Desert Road