

FEE \$	10. ⁰⁰ / ₁₀₀
TCP \$	1589. ⁰⁰ / ₁₀₀
SIF \$	460. ⁰⁰ / ₁₀₀

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 405 29 1/2 Rd No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-173-39-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1800
 Subdivision Countryplace Estates Sq. Ft. of Lot / Parcel 4935
 Filing _____ Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2300
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Giles Poulson
 Address 860 Kennedy
 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 Rood Ave.
 City / State / Zip G.J., CO 81501
 Telephone 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RMF-S</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>S</u> from PL Rear <u>10</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>[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 2/22/07
 Department Approval [Signature] Date 2/22/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20012</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/7/07</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)

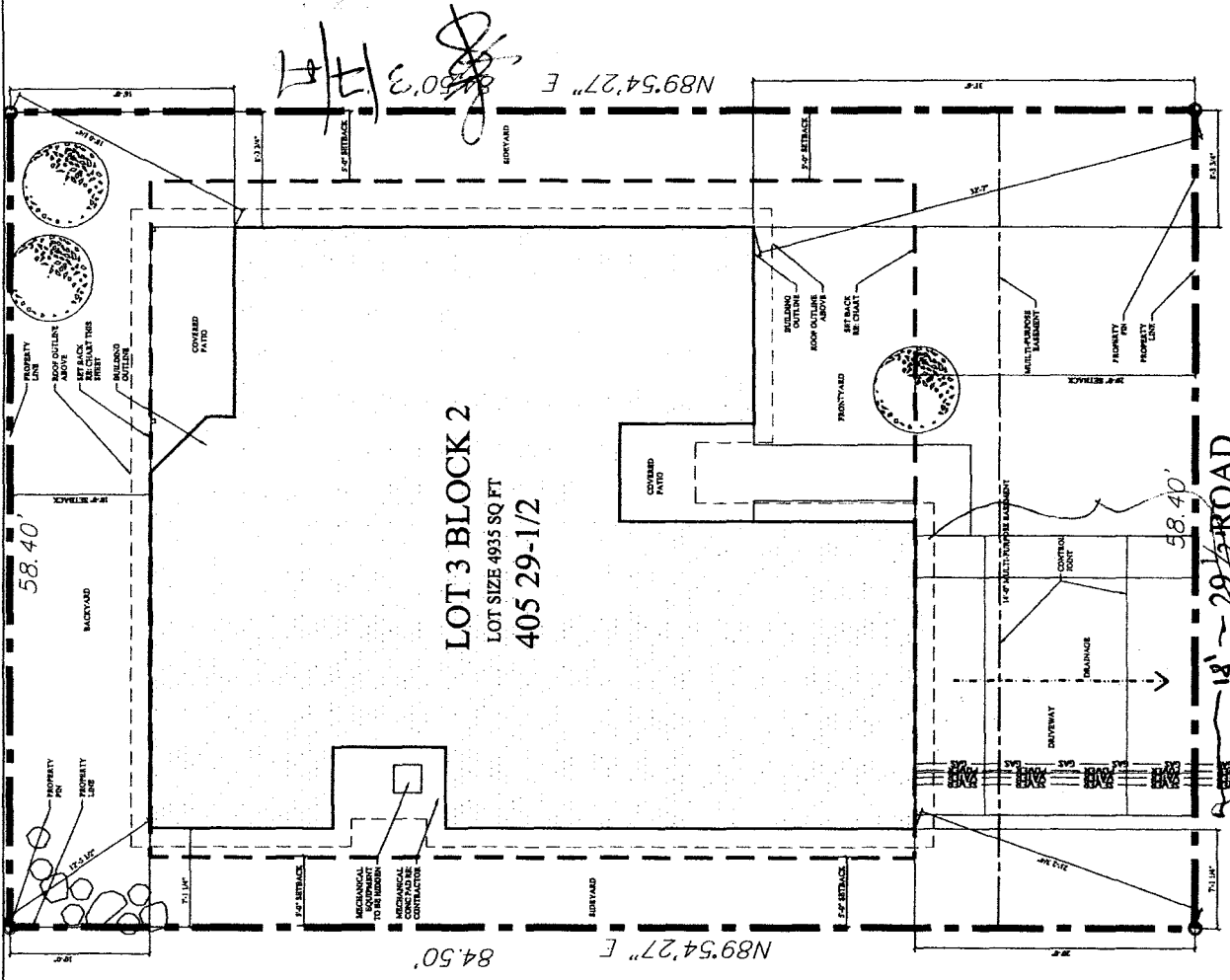
LOT 3 BLOCK 2

DANNY POUJLSON (970) 250-3530

MESA-MONUMENT CONSTRUCTION, LLC

Drawn	By	Date
100% Final	10/1/10	10/1/10
100% Construction	10/1/10	10/1/10
100% Construction	10/1/10	10/1/10
100% Construction	10/1/10	10/1/10
100% Construction	10/1/10	10/1/10
100% Construction	10/1/10	10/1/10
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100% Construction	10/1/10	10/1/10
100% Construction	10/1/10	10/1/10

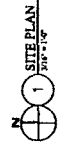
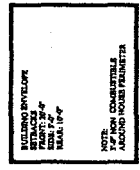
Sheet C1.1
SITE PLAN



Drive OK

SITE NOTES

- 1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT BE REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT BE REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT BE REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT BE REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT BE REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT BE REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT BE REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
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1 SITE PLAN
21/8" = 1" = 0'