

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

P

Building Address 419 1/2 Chert Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-173-45-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1837
 Subdivision Country Place Estates Sq. Ft. of Lot / Parcel 4701
 Filing _____ Block 88 Lot 86 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2300
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Poulson Holdings
 Address 1545 Reed Ave
 City / State / Zip G.J. / 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 Reed 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>R-8</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>5</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>JAR</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 8/19/07
 Department Approval [Signature] Date 9/6/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>20600</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/6/07</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 6 BLOCK 8
419 1/2 CHERT DRIVE
GRAND JUNCTION, COLORADO 81504

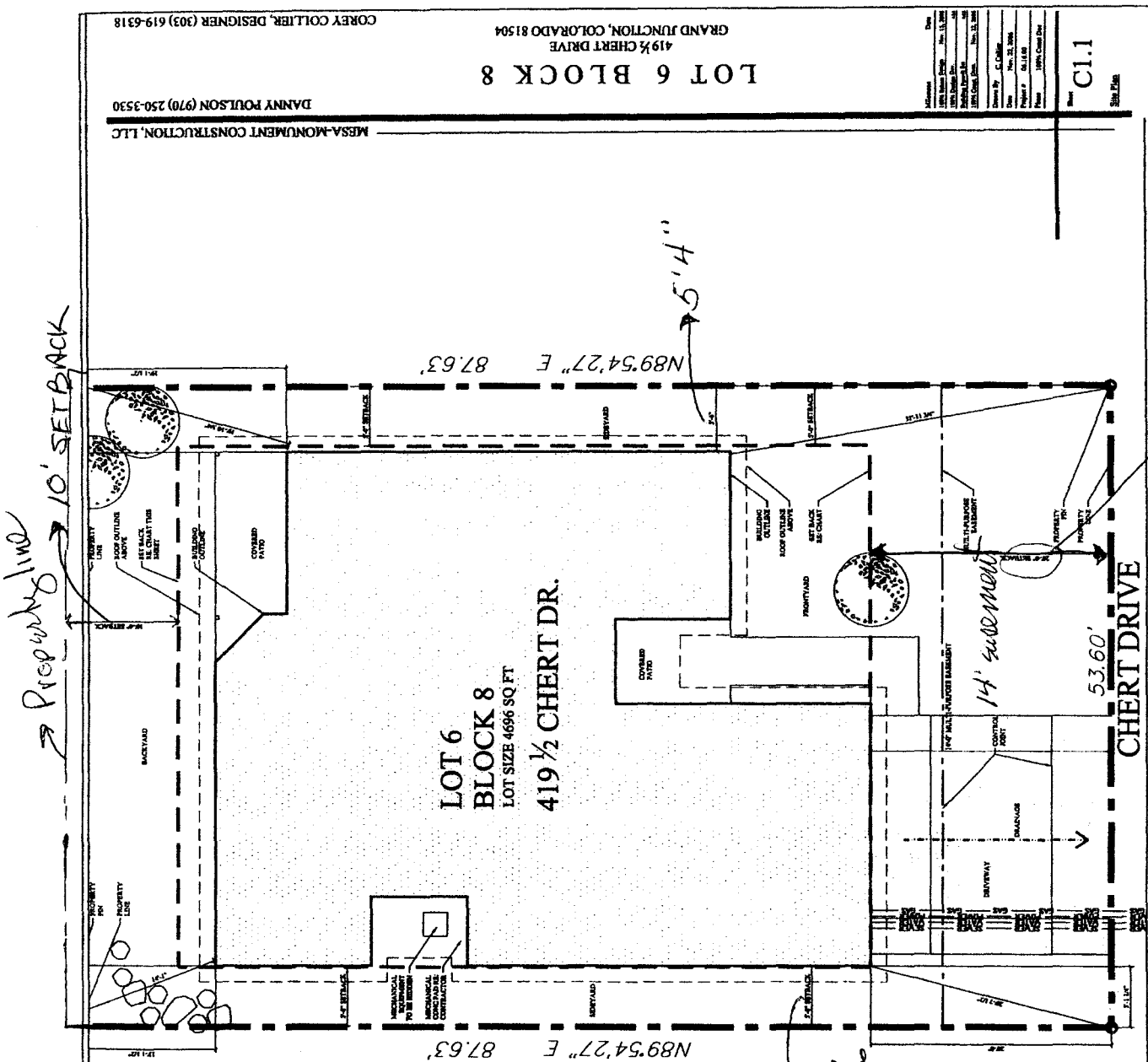
MESA-MONUMENT CONSTRUCTION, LLC
DANNY POULSON (970) 250-3530

Date	
Issue Number	11, 12, 13, 14
Issue Date	11/11/11, 11/15/11, 11/16/11, 11/17/11
Drawn By	C. COLLIER
Checked By	M. J. COLLIER
Project #	06-11-08
Sheet #	100% CONSTRUCTION
Scale	AS SHOWN

CL.1
SITE PLAN

Proposed 10' SETBACK

20' Setback
Drive Dr



LOT 6
BLOCK 8
LOT SIZE 4696 SQ. FT.
419 1/2 CHERT DR.

SITE NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GRAND JUNCTION, COLORADO. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GRAND JUNCTION, COLORADO.

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ACCEPTED
JAE [Signature]
ANY CHANGES OF SETBACKS MUST BE APPROVED BY THE CITY OF GRAND JUNCTION, COLORADO.
DATE AND TIME OF SETBACKS MUST BE APPROVED BY THE CITY OF GRAND JUNCTION, COLORADO.
IN [Signature]

NOTES:
1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GRAND JUNCTION, COLORADO.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GRAND JUNCTION, COLORADO.



1 SITE PLAN