

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

# PLANNING CLEARANCE

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

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

Building Address 420 1/2 Chert Dr No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-173-44-012 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2075  
 Subdivision Countryplace Estates Sq. Ft. of Lot / Parcel 4521 sq. ft.  
 Filing \_\_\_\_\_ Block 7 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2800  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name James Mitchell  
 Address 6907 Mt. Nimbus  
 City / State / Zip Wellington, CO 80549

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 Ave  
 City / State / Zip Grand Jct., 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 RMF-8 Maximum coverage of lot by structures 70  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES + NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District C Driveway Location Approval [Signature]  
 (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 3/7/07

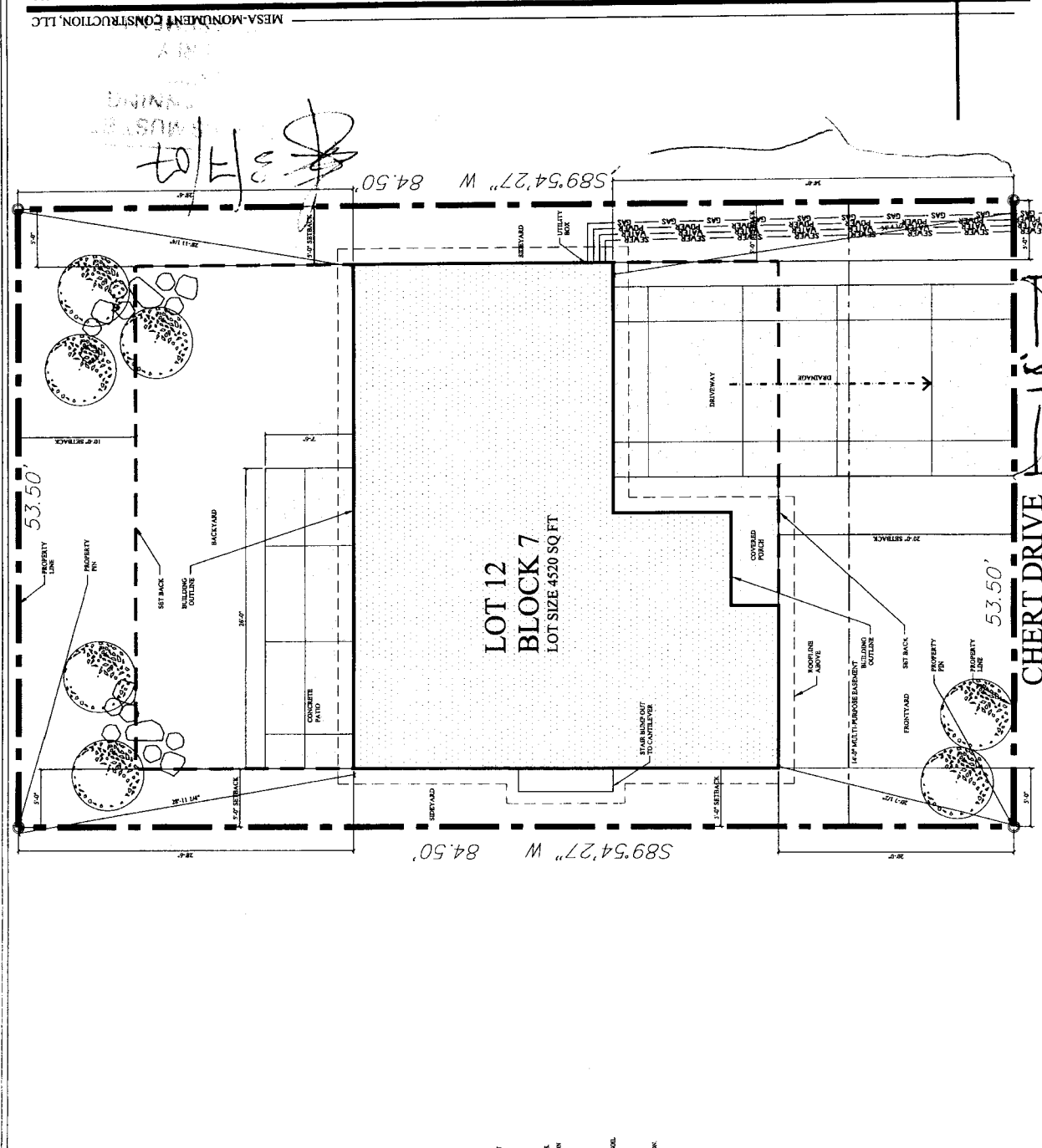
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20015</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/7/07</u>		

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 12 BLOCK 7

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

Drawn By	C. COLLIER
Date	Nov 27, 2006
Project #	06-1830
Phase	100% CONCEPT PLAN
Sheet	C1.1
Site Plan	



**SITE NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.

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*Handwritten signature:* [Signature]

WITHIN DEVELOPE  
FRONT: 20'-0"  
REAR: 10'-0"  
SIDE: 10'-0"  
NORTH  
COMPOSITE &  
APPROXIMATE PERIMETER

