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SIF \$	

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

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

*pl*

Building Address 354 High Desert Rd No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2445-202-57-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 6,000  
 Subdivision Havell Sub Sq. Ft. of Lot / Parcel 32000  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Marcus & Robin Howell  
 Address ~~354 High~~ 382 CHEE Rd  
 City / State / Zip 81503

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

**APPLICANT INFORMATION:**

Name Quality Pools & Spas  
 Address 614 N 1st Street  
 City / State / Zip 81501  
 Telephone 260-4459

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

NOTES: Pool only

**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 PD Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 7 from PL Rear 20 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 32' Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval \_\_\_\_\_  
 (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 \_\_\_\_\_  
 Department Approval Wendy Spurr Date 7/24/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO SWE Change</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/24/07</u>

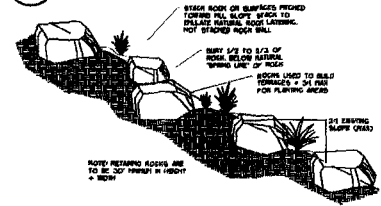
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Pool Only*

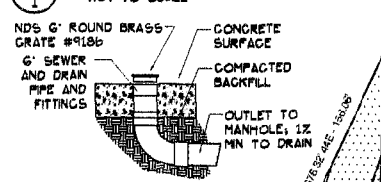
ACCEPTED *Wesley Spurr*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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.

**A ROCK PLACEMENT ON SLOPES**  
 NOT TO SCALE

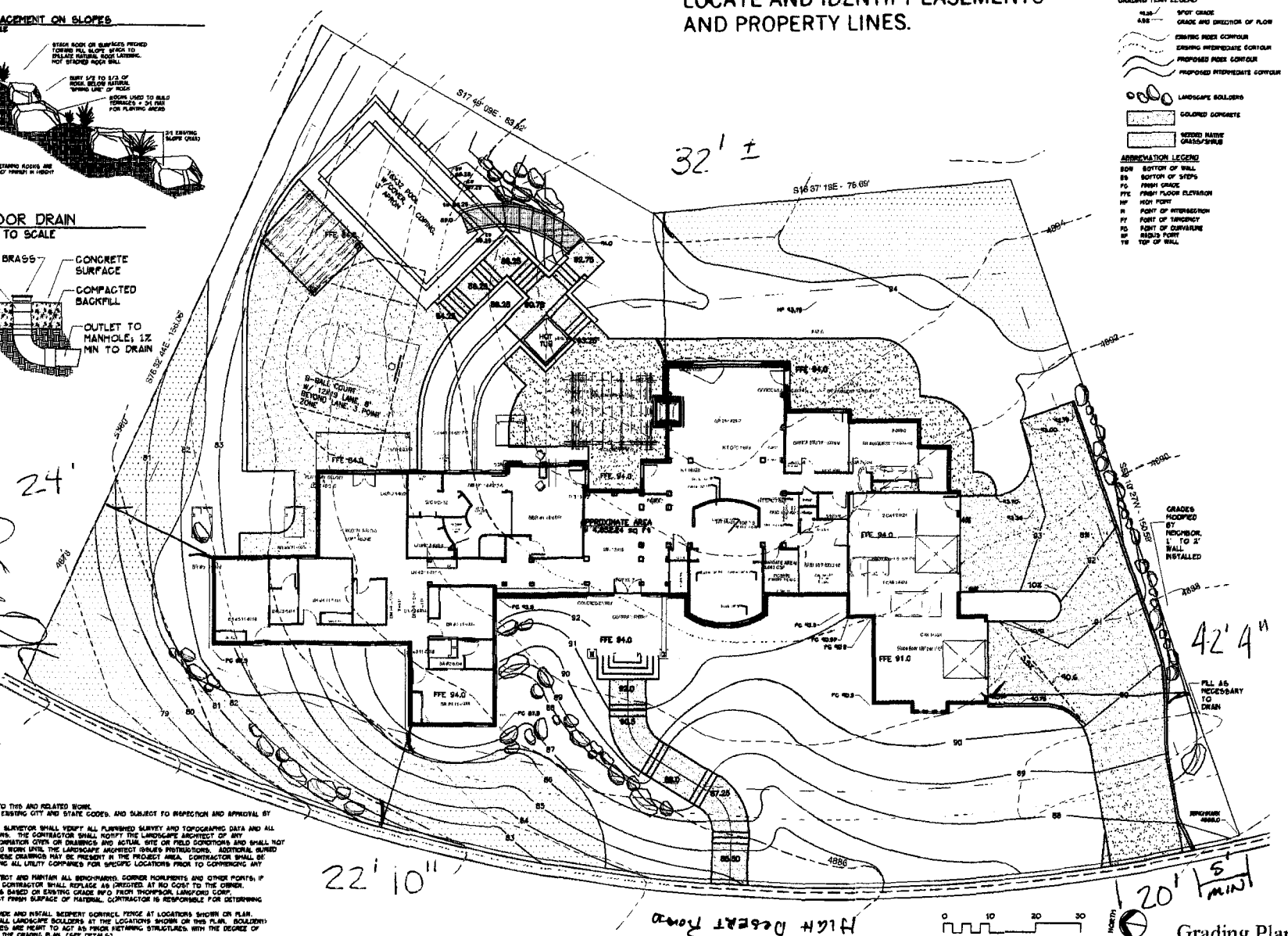


**B FLOOR DRAIN**  
 NOT TO SCALE



- GRADING PLAN LEGEND**
- SPOT GRADE
  - GRADE AND DIRECTION OF FLOW
  - EXISTING FLOOR CONTOUR
  - EXISTING INTERMEDIATE CONTOUR
  - PROPOSED FLOOR CONTOUR
  - PROPOSED INTERMEDIATE CONTOUR
  - LANDSCAPE BOLLARDS
  - COLORED CONCRETE
  - SEEDING NATIVE GRASS/SHRUB
- ABBREVIATION LEGEND**
- EDW BOTTOM OF WALL
  - ES BOTTOM OF STEPS
  - FG FINISH GRADE
  - FFE FINISH FLOOR ELEVATION
  - HF HIGH POINT
  - IP POINT OF INTERSECTION
  - PT POINT OF TANGENCY
  - RF RIGHT OF SURVEYING
  - RESB POINT
  - TE TOP OF WALL

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



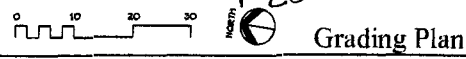
*Handwritten notes:*  
 90'-6" x 9'-0"  
 [Signature]

**GRADING NOTES:**  
 1. DETAILS AS THEY APPLY TO THIS AND RELATED WORK.  
 2. ALL WORK SHALL BE PER EXISTING CITY AND STATE CODES, AND SUBJECT TO INSPECTION AND APPROVAL BY APPROPRIATE INSPECTORS.  
 3. THE CONTRACTOR OR HIS SURVEYOR SHALL VERIFY ALL PLANNED SURVEY AND TOPOGRAPHIC DATA AND ALL POINTS, LINES, AND ELEVATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN INFORMATION ON DRAWINGS AND ACTUAL SITE OR FIELD CONDITIONS AND SHALL NOT PROCEED WITH ANY AFFECTED WORK UNTIL THE LANDSCAPE ARCHITECT ISSUES INSTRUCTIONS. ADDITIONAL BURIED UTILITIES NOT SHOWN ON THESE DRAWINGS MAY BE PRESENT IN THE PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR SPECIFIC LOCATIONS PRIOR TO COMMENCING ANY CONSTRUCTION.  
 4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL BENCHMARKS, CORNER MONUMENTS AND OTHER POINTS, IF ESTABLISHED OR DESTROYED CONTRACTOR SHALL REPLACE AS DIRECTED AT NO COST TO THE OWNER.  
 5. ALL PROPOSED GRADING IS BASED ON EXISTING GRADE 80% FROM THOMPSON LANDSCAPE COST.  
 6. PROPOSED GRADING DEPICT FINISH SURFACE OF MATERIAL. CONTRACTOR IS RESPONSIBLE FOR DETERMINING SUBGRADE ELEVATIONS.  
 7. CONTRACTOR SHALL PROVIDE AND INSTALL SEDIMENT CONTROL FENCE AT LOCATIONS SHOWN ON PLAN.  
 8. CONTRACTOR SHALL INSTALL LANDSCAPE BOLLARDS AT THE LOCATIONS SHOWN ON THIS PLAN. BOLLARDS LOCATED AT CORNERS OR OTHER LOCATIONS SHALL BE PLACED AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR SPECIFIC LOCATIONS PRIOR TO COMMENCING ANY CONSTRUCTION.  
 9. SETBACKS AS INDICATED BY THE GRADING PLAN. (SEE DETAILS.)

DRAWN BY	CB
CHECKED	DN
JOB NO.	0552
DATE	7-7-00
REVISIONS	
DRAWING NO.	0555-07-07-00-01

SHEET NO.	1 OF 1
STATUS	
○ DRAFT	
○ PRELIMINARY	
○ BID	
○ CONSTRUCTION	
○ AS BUILT	

**GIANNONE ROBERTS & ASSOC., INC.**  
 LANDSCAPE AND PLANNING ARCHITECTS  
 144 GRAND AVE.  
 GRAND JCT, CO 81501  
 PH: 570-241-0745  
 FAX: 570-241-9226  
 EMAIL: info@giannone.com



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