

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

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

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

Building Address 2945 Red Cloud  
 Parcel No. 2943-173-39-008  
 Subdivision Country Place Estates  
 Filing \_\_\_\_\_ Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2022  
 Sq. Ft. of Lot / Parcel 5380  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1267  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name Poulson Holdings  
 Address 1545 Road 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 Road  
 City / State / Zip \_\_\_\_\_  
 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 R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X 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 \_\_\_\_\_  
 (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 6/5/07  
 Department Approval [Signature] Date 6/6/07 6/8/07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No 20334

Utility Accounting [Signature] Date 6/8/07

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)

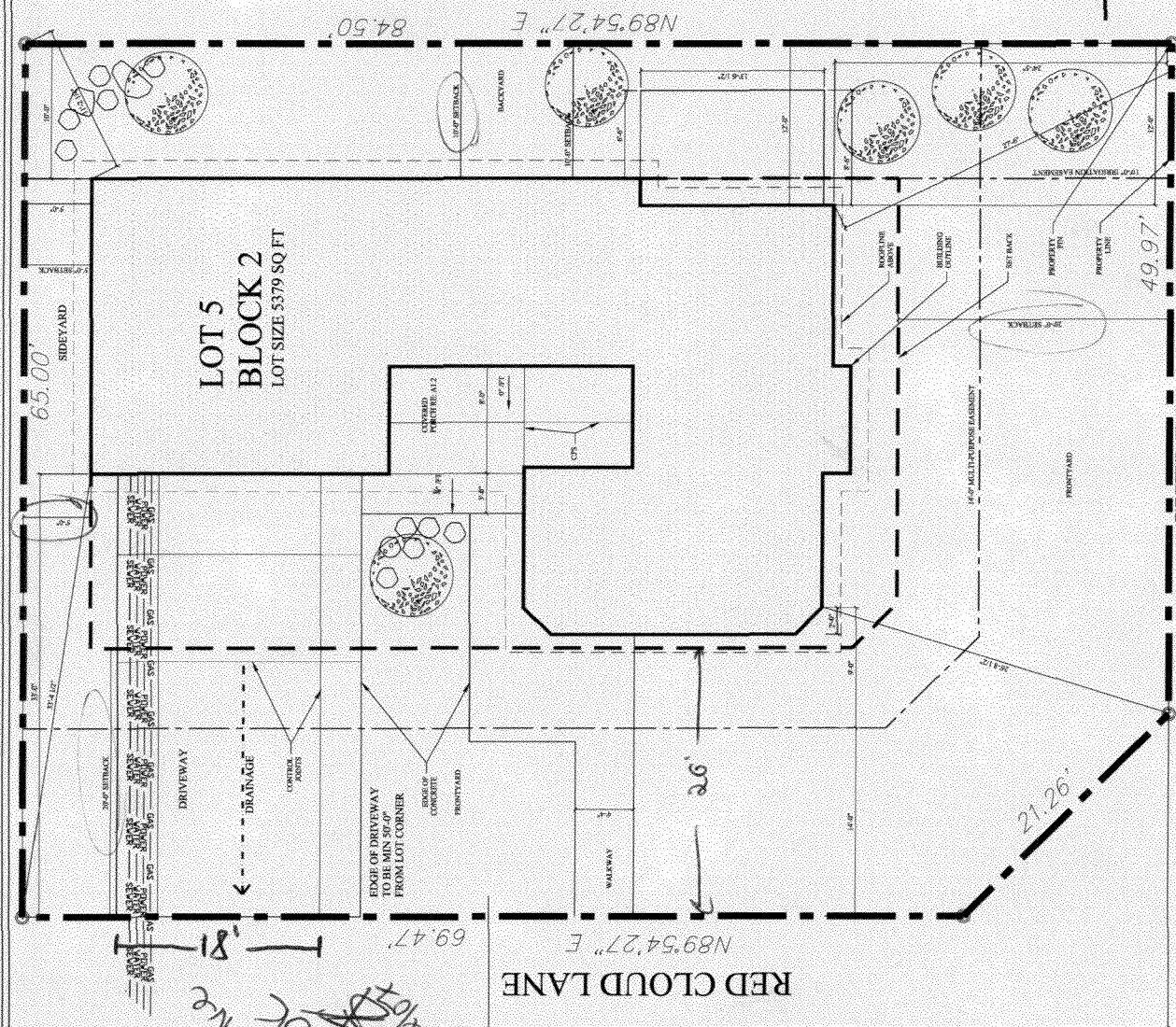
ACCEPTED BY Judoth Pan 4/8/07  
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AND APPLICANT'S ATTORNEY

MSA-MONUMENT CONSTRUCTION, LLC  
 DANNY POLUNSON (970) 250-3530  
 2948 RED CLOUD LANE  
 GRAND JUNCTION, COLORADO 81504  
 COREY COLLIER, DESIGNER (303) 619-6318

LOT 5, BLOCK 2

Drawn	C. Collier
Checked	Jan 17 2006
Project #	06-18-00
Sheet	0001 OF 0001
Scale	AS SHOWN

C1.1  
 SITE PLAN



**SITE NOTES**  
 1. WATER EXISTING FROM ORIGINAL DRAINAGE PATTERNS SHALL BE REINSTALLED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.  
 2. EXISTING UTILITY LINES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.  
 3. ALL EXISTING UTILITY LINES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.  
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GENERAL NOTES TO BE OBSERVED IN FIELD:  
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AREAS DESIGNATED FOR CONSTRUCTION OF DAMAGE TO UTILITIES OR LITERATURE, WATER, ELECTRIC, ETC. UTILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.  
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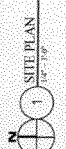
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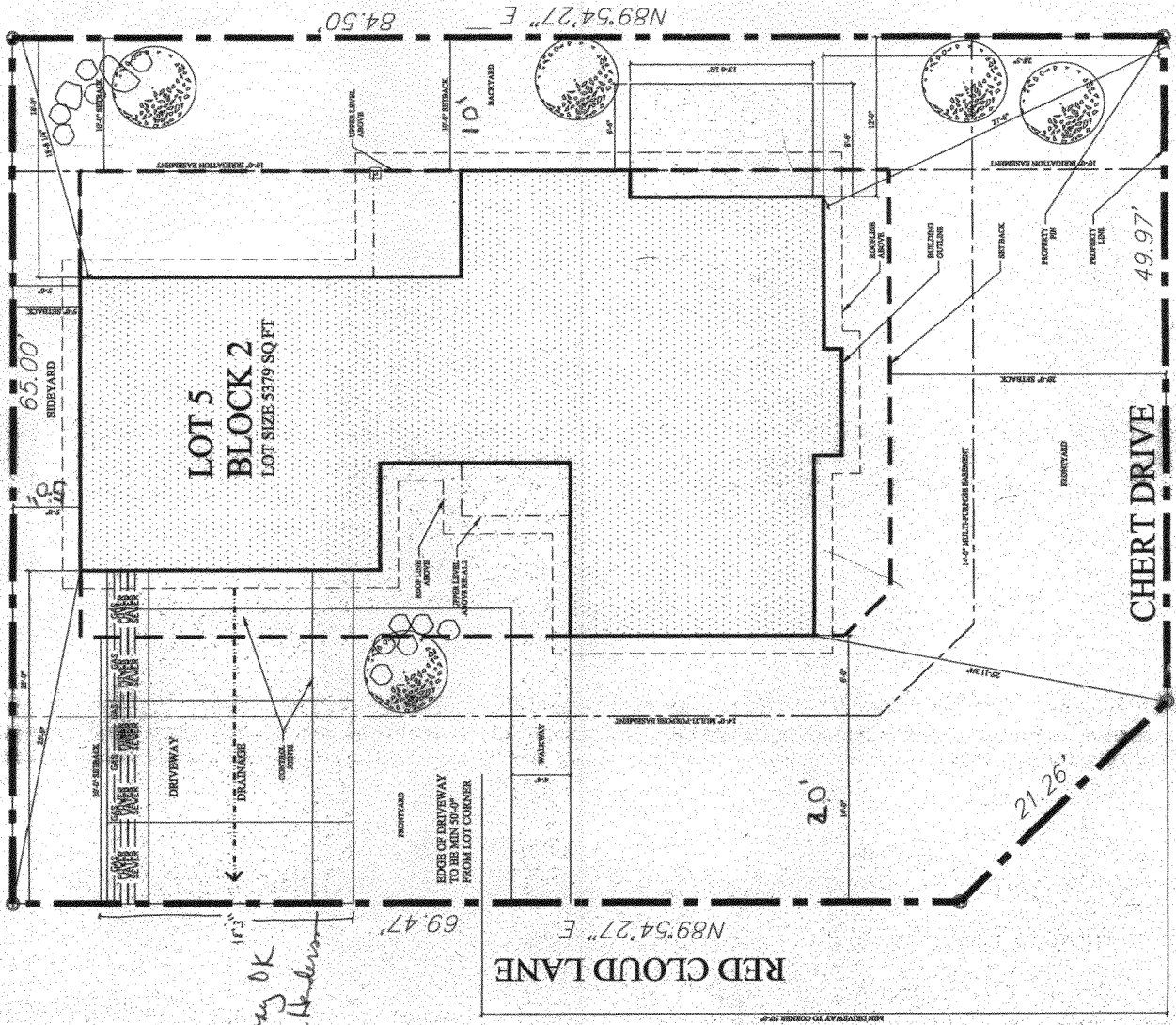
1 SITE PLAN  
 1/4" = 10'

LOT 5 BLOCK 2  
9945 RED CLOUD LANE  
GRAND JUNCTION, COLORADO 81504

Address	9945 Red Cloud Lane
City	Grand Junction, Colorado
County	Montezuma, Colorado
Parcel No.	18-001-0010-0001
Owner	Mesa Monument Construction, LLC
Design	Architectural
Scale	1/4" = 1'-0"
Date	10-20-08

Drawn: C. Collins  
Checked: D. Anderson  
Project #: 88-0100  
Date: 10/20/08

**CL1**  
Site Plan



*Driveway OK*  
*Gayden Anderson*

10-20-08

*Gayden Anderson*

**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL SETBACK LINES.

**SITE NOTES**

1. ALL SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED BOUNDARIES OF THE LOTS TO BE SERVED BY THE DRIVEWAY.

2. DRIVEWAY SHALL BE 8 FEET WIDE AND 12 FEET DEEP. DRIVEWAY SHALL BE CONCRETE AND SHALL BE 1/4" ABOVE FINISH GRADE.

3. DRIVEWAY SHALL BE LOCATED AT THE REAR CORNER OF THE LOT AND SHALL BE 2 FEET FROM THE SIDEYARD BOUNDARY.

4. DRIVEWAY SHALL BE 10 FEET FROM THE FRONTYARD BOUNDARY.

5. DRIVEWAY SHALL BE 5 FEET FROM THE DRIVEWAY TO CORNER.

6. DRIVEWAY SHALL BE 8 FEET FROM THE DRIVEWAY TO CORNER.

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