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 2945 Red Cloud

Parcel No. 2943-173-39-004

Subdivision Countryplace Estates

Filing _____ Block 2 Lot 4

No. of Existing Bldgs 0   No. Proposed 1

Sq. Ft. of Existing Bldgs 0   Sq. Ft. Proposed 2612

Sq. Ft. of Lot / Parcel 5416

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 2300

Height of Proposed Structure 25'

OWNER INFORMATION:

Name Danny Poulson

Address 1545 Road Ave.

City / State / Zip Grand Jct., CO 81501

DESCRIPTION OF WORK & INTENDED USE:
- [X] New Single Family Home (*check type below)
- [ ] Interior Remodel   [ ] Addition
- [ ] Other (please specify): _____

APPLICANT INFORMATION:

Name Danny Poulson

Address _____

City / State / Zip _____

Telephone 250-3530

*TYPE OF HOME PROPOSED:
- [X] 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

SETBACKS: Front 20 from property line (PL)

Side 5 from PL   Rear 10 from PL

Maximum Height of Structure(s) 35

Voting District C

Driveway
Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures 70

Permanent Foundation Required: YES X NO _____

Parking Requirement 2

Special Conditions _____

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 _____   Date 2/22/07

Department Approval Wendy Spurr   Date 3/7/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. 20016
Utility Accounting		Date	3/7/07

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)

13014

SITE NOTES

WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.
INTRODUCED DRAINAGE FEATURES SHALL BE NATURAL APPEARING, DESIGNED TO EMULATE INDIGENOUS SWALES AND WASHES. SHALL CONFORM TO ALL DRAINAGE EASEMENTS OF THE CITY OF GRAND JUNCTION.

GUARDRAILS TO BE 36" MINIMUM IN HEIGHT.

OPEN GUARDRAILS AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

INSTALL HANDRAILS AT ALL STAIRS HAVING MORE THAN TWO RISERS, UNLESS SHOWN OTHERWISE. HANDRAILS TO BE NOT LESS THAN 34 INCHES, NOR MORE THAN 38 INCHES ABOVE NOSING OF TREADS.

NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION, TERRAIN, ROCKS, ETC. FROM STUCCO, PAINT, ROOFING FOAM, CONCRETE OR OTHER DAMAGE BY COVERING WITH PLASTIC OR AS REQUIRED. PROVIDE A 4'-0" HIGH BARRIER WITHIN BUILDING ENVELOPE (WHEN APPLICABLE). KEEP MATERIALS AND WORKMEN WITHIN THE FENCE TO PREVENT DAMAGE TO NATRUAL TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT THE CONTRACTOR'S/SUBCONTRACTOR'S EXPENSE.

VERIFY PROPERTY AND BUILDING LINES AND FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION, CONFIRM THAT ALL UTILITIES (SEWER, POWER, WATER) ARE LOCATED AS SHOWN AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.

DRAWINGS ARE NOT TO BE SCALED. BUILD FROM DIMENSIONS INDICATED. VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY CONFLICTS.

HOUSE ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER, SO THAT IT IS RESONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.

AREAS DISTURBED DURING CONSTRUCTION OF DRAINAGE FACILITIES OR UTILITY (SEWER, WATER, ELECTRIC, ETC) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.

ALL AREAS BETWEEN THE CONSTRUCTION FENCE AND ANY BUILDING OR SITE WALLS SHOULD BE RELANDSCAPED TO BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL DESERT AREA.

FINISH GRADE SHALL BE A MINIMUM OF 12 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR SLOPE FINISH GRADE FOR AN ADDITIONAL 6 INCHES AWAY FROM BUILDING FOR A 10'-0" HORIZONTAL DISTANCE.

EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSIONS IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT FOR A RESOLUTION.

PROVIDE SCREEN WALL AT ALL EXTERIOR MECHANICAL EQUIPMENT. SCREEN WALL TO BE AT A MIN. HEIGHT OF 1'-0" ABOVE THE MECHANICAL EQUIPMENT, UNLESS NOTED OTHERWISE.

ALL RETAINING WALLS TO HAVE DRAINTILE SURROUNDED BY 3/4" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL, AND WEEPS @ 4'-0" OC. (TYP)

SITE PLAN WAS DEVELOPED FROM FIELD MEASUREMENTS AND THE BEST INFORMATION AVAILABLE AT TIME OF DRAWING.

THERE IS TO BE AN EVEN SLOPE BETWEEN NEW GRADES. UNLESS OTHERWISE NOTED, MEET EXISTING GRADES AT A SLOPE OF 1'-0" VERTICAL TO 10'-0" HORIZONTAL. ALL FINISHED EARTH GRADES TO BE 2" BELOW ADJACENT WALKS AND DRIVES UNLESS OTHERWISE NOTED. DITCHES TO HAVE SMOOTH CONTOURS TO FACILITATE USE OF LAWN MOWERS.

ALL CONSTRUCTION DOCUMENTS ARE BASED ON THE ACCURACY OF THE EXISTING RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITION AND THE CONSTRUCTION DOCUMENTS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

ALL ELEVATIONS ARE TO BE FIELD VERIFIED AND APPROVED BY ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, DEBRIS AND EXISTING STRUCTURES INCLUDING PAVEMENT, SIDEWALK, BUILDING FOUNDATION, ABANDONED UTILITIES AND EXISTIN TOPSOIL IN ALL AREAS OF DEVELOPMENT.

ALL TRADES SHALL BE RESPONSIBLE TO COMPLETE SITE INVESTIGATION TO IDENTIFY SCOPE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.
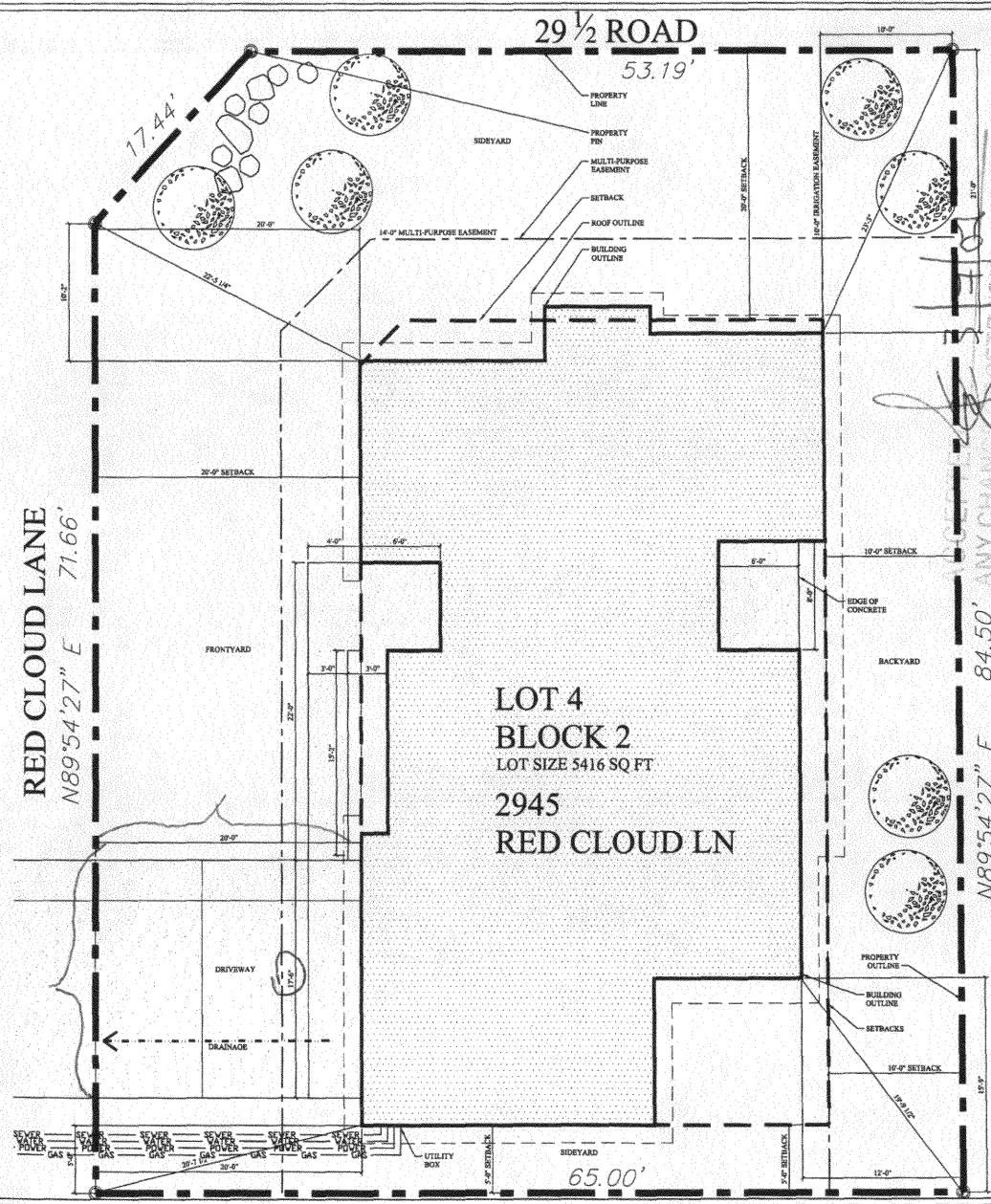
CONTRACTORS SHALL NOTIFY "MISS DIG" (1-800-482-7171) A MINIMUM OF (3) WORKING DAYS PRIOR TO COMMENCING WORK TO DETERMINE HOW RESPECTIVE UTILITIES WILL BE EFFECTED BY CONSTRUCTION.

CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 5'-0" O.C.10. CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 5' O.C. (MINIMUM)

BUILDING ENVELOPE
SETBACKS
FRONT: 20'-0"
SIDE: 5'-0"
REAR: 10'-0"

NOTE:
3'-0" NON COMBUSTIBLE
AROUND HOUSE PERIMETER

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1 | SITE PLAN
3/16" = 1'-0"

29 ½ ROAD

53.19'

17.44'

PROPERTY LINE
PROPERTY PIN
SIDEYARD
MULTI-PURPOSE EASEMENT
SETBACK
ROOF OUTLINE
BUILDING OUTLINE
14'-0" MULTI-PURPOSE EASEMENT

RED CLOUD LANE
N89°54'27" E   71.66'

20'-0" SETBACK

FRONTYARD

DRIVEWAY

DRAINAGE

LOT 4
BLOCK 2
LOT SIZE 5416 SQ FT

2945
RED CLOUD LN

N89°54'27" E   84.50'

EDGE OF CONCRETE

BACKYARD

10'-0" SETBACK

PROPERTY OUTLINE
BUILDING OUTLINE
SETBACKS
10'-0" SETBACK

SEWER WATER POWER GAS (repeated)
UTILITY BOX
SIDEYARD
65.00'

SETBACKS MUST BE APPROVED CITY PLANNING DEPT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. ANY CHANGES...

Milestone	Date
100% Schem Design	Nov. 22, 2006
100% Design Dev.	XXX
Building Permit Set	XXX
100% Const. Docs.	XXX

Drawn By: C. Collier
Date: Nov. 22, 2006
Project #: 06.16.00
Phase: 100% Const Doc

Sheet

C1.1
Site Plan