

FEE \$	10. ⁰⁰
TCP \$	1587. ⁰⁰
SIF \$	460. ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2950 Red Cloud Ln No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-43-016 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2022
 Subdivision Country Place Estates Sq. Ft. of Lot / Parcel 5300
 Filing _____ Block 6 Lot 16
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1267
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name Danny Poulson
 Address 1545 Road Ave
 City / State / Zip Grand Jct., CO 81504

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

APPLICANT INFORMATION:

Name Same as Above
 Address _____
 City / State / Zip _____
 Telephone 250-3530

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

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>RMF-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 _____ <small>(Engineer's Initials)</small>	

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 <u>X</u> NO _____	W/O No. <u>20014</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)

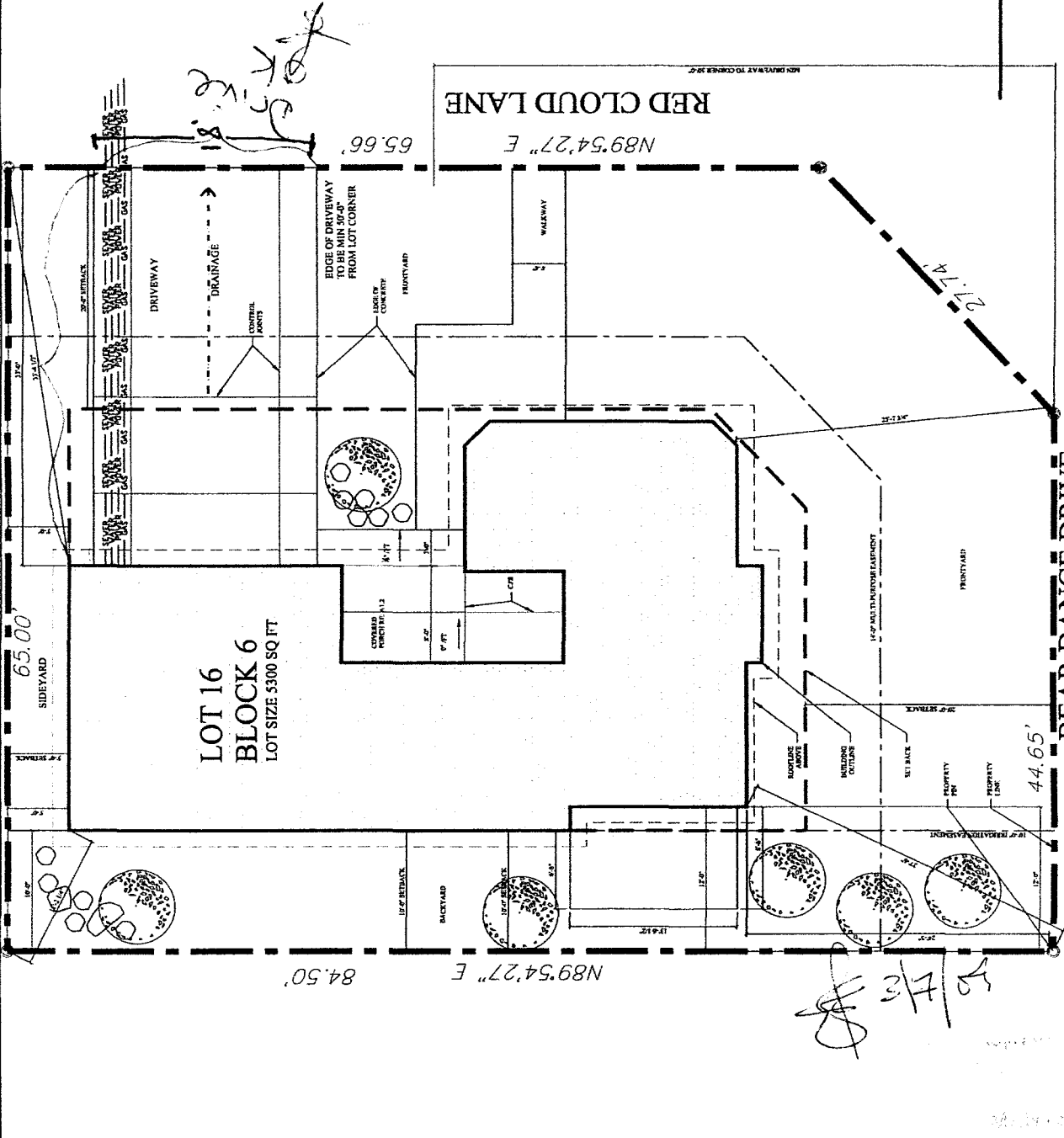
LOT 16 BLOCK 6

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

MESA-MONUMENT CONSTRUCTION, LLC

Number	
Date	
Project Name	
Project No.	
Project Loc.	
Project Desc.	
Project No.	
Project Loc.	
Project Desc.	
Project No.	
Project Loc.	
Project Desc.	

Sheet **CI.1**
Site Plan



SITE NOTES

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

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1 SITE PLAN
1" = 10'

BUILDING ENVELOPE
 BUILDING ENVELOPE
 BUILDING ENVELOPE
 BUILDING ENVELOPE

NOTE:
 TOP OF NEW CONCRETE
 ABOVE LOCAL FINISH