

FEE \$ 10.<sup>00</sup>  
 TCP \$ 1589.<sup>00</sup>  
 SIF \$ 460.<sup>00</sup>

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

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

Building Address 2953 Red Cloud No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-173-39-005 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2612  
 Subdivision Country Place Estates Sq. Ft. of Lot / Parcel 5380  
 Filing \_\_\_\_\_ Block 2 Lot 9  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2300  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name Poulson Holdings  
 Address 1545 Road Ave.  
 City / State / Zip Gr.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 <u>R-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 <u>[Signature]</u><br>(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 Judith A. P... Date 6-8-07

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>20335</u> |
| Utility Accounting <u>[Signature]</u>  | Date <u>6/8/07</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)

