FEE \$	10.001
TCP \$	1589.00
SIF\$	460.00

## **PLANNING CLEARANCE**

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(Single Family Residential and Accessory Structures)

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Community	<b>Development</b>	<b>Department</b>

Building Address 2953 Red Cloud	No of Fridation Plans Q No Proposed 1
	No. of Existing Bldgs No. Proposed 1
Parcel No. 2943-173-39-005	Sq. Ft. of Existing Bldgs MA Sq. Ft. Proposed 26
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)
OWNER INFORMATION:	Height of Proposed Structure 2.5
Name Poulson Holdings	DESCRIPTION OF WORK & INTENDED USE:
Address 1545 Road Ave.	New Single Family Home (*check type below) Interior Remodel Addition
City / State / Zip Gr. J. / LO / 8 15 01	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Danny Poulson	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address 1545 Road	Other (please specify):
	NTFO:
	TES:
Telephone 250-3530	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all ex	risting & proposed structure location(s), parking, setbacks to all a width & all easements & rights-of-way which abut the parcel.
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all ex property lines, ingress/egress to the property, driveway location	n & width & all easements & rights-of-way which abut the parcel.  IUNITY DEVELOPMENT DEPARTMENT STAFF
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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)

COKEY COLLIER, DESIGNER (303) 619-6318 2953 RED CLOUD LANE CRAND JUNCTION, COLORADO 81504 C1.1 **FOL 9 BLOCK** DANNY POULSON (970) 250-3530 MESA-MONUMENT CONSTRUCTION, LLC J "ZZ. +9.68N ,05.48 BEAR DANCE DRIVE 02 2953 RED CLOUD LN BLOCK 3 LOT SIZE 5379 SQ FT 65.00′ BASEMENT PUTER Cantelevered LOT 9 20, SEME VER 3 "ZZ, \$ 9.68N L+'69 **KED CLOUD LANE** MATERIATE SERVICE SERVICE CONTROLLED SERVICE S MITERWINE HANDRAITA AT ALL STAIRS HAYING MORE THAN TWO RESERS, UNLESS SROW THERWINE, HANDRAIDA TO BE NOT LESS THAN 14 INCHES, NOR MORE THAN 35 INCHE RAYM WEST OF THRAID FER GUALDRAES AND STAR RALLHOS SHALL HAVE DITEMBEDATE RALLS OR AN RRAMBETAL PATTERN SLICH TRAT A SPHERE & INCHES IN DIAMETER CANNOT PASS ORESS MAKKON: A HOUSE NUMBER SHALL BE DEPLAYED IN A PROMEN 80 THAT IT IS RESONABLY VISIBLE TO ENABLE BARBADENCY VEHICLES THE ENERGY OF JEAS DISTURBED DUXUNO CONSTRUCTION OF DRABNAGE FACE ITES OR UTELT SEWER, WATER, FLECTRIC, ETC) TRENCHES SHALL BE RESTORED TO THEIR NAT SCREEN WALL AT ALL EXTERIOR MECHANICAL EQUINMENT. SCREEN W A MICH HEIGHT OF 1-0" ABOVE THE MECHANICAL BOURMENT, UMERSS RETAINING WALLS TO HAVE DRADITHE SURROLINDED BY W'CRUSHED GR LPPED IN GEOTEXTHE BEHIND WALL AND WREES (8 4-0"OC. (TYP)

MOSTER & Tidon A. Ta (1/8/07)