

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____ *ML*

Building Address 1160 Rood Ave.
 Parcel No. 2945-144-12-020
 Subdivision City of G.J.
 Filing _____ Block 89 Lot 18

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 2106 Sq. Ft. Proposed 575
 Sq. Ft. of Lot / Parcel 6250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1508 2083
 Height of Proposed Structure 22'6"

OWNER INFORMATION:

Name Eric + Aubrey Poulson
 Address 1160 Rood 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): Detached Garage

APPLICANT INFORMATION:

Name Danny Poulson
 Address 1545 Rood Ave.
 City / State / Zip G.J. / CO 81501
 Telephone 970-250-3530

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

PAID

FB

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
 SETBACKS: Front 25' from property line (PL)
 Side 5/3 from PL Rear 10/5 from PL
 Maximum Height of Structure(s) 35'
 Voting District _____ Driveway Location Approval PD
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Parking Requirement _____
 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 [Signature] Date 6/17/08

Department Approval [Signature] Date 6/17/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting <u>[Signature]</u>	Date <u>6/17/08</u>
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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)

SITE NOTES

WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY. EXCESSIVE DRAINAGE FEATURES SHALL BE NATURAL APPEARING, DESIGNED TO SIMULATE INDIGENOUS SWALES AND WASHES SHALL CONFORM TO ALL DRAINAGE REQUIREMENTS 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 WALKING 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 4" HIGH BARRIERS WITH BUILDING ENVELOPE (OVER APPLICABLE). KEEP MATERIALS AND WORKSMEN WITHIN THE FENCE TO PREVENT DAMAGE TO NATURAL TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT THE CONTRACTOR/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 REASONABLY 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 DIRECT AREA.

FINISH GRADE SHALL BE A MINIMUM OF 12 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR. 5.0" 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 DRAINAGE SURROUNDING BY 1/2" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" O.C. (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" VERTICAL TO 10" HORIZONTAL. ALL FINISHED BARTH GRADES TO BE 2" BELOW ADJACENT WALLS AND DITCHES 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 COMPLETION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITION AND THE CONSTRUCTION DOCUMENTS 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 FENCE, DRIVE WALLS, BUILDING FOUNDATION, ABANDONED UTILITIES AND SCREEN TYPES IN ALL AREAS OF DEVELOPMENT.

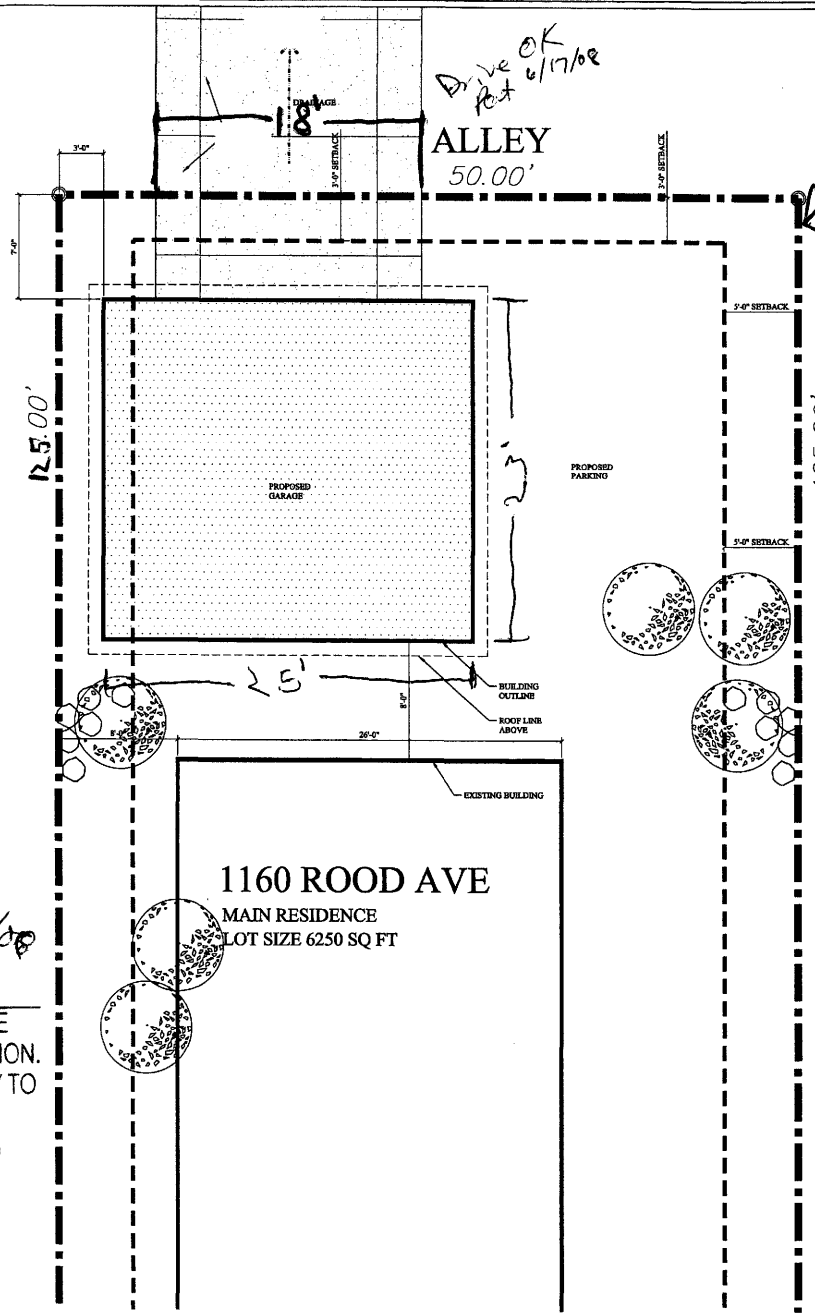
ALL TRADES SHALL BE RESPONSIBLE TO COMPLETE SITE VEGETATION TO IDENTIFY SCENE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.

CONTRACTORS SHALL NOTIFY "MISS DIO" (1-800-462-3177) A MINIMUM OF (3) WORKING DAYS PRIOR TO COMMENCING WORK TO DETERMINE HOW RESPECTIVE UTILITIES WILL BE AFFECTED BY CONSTRUCTION. CONCRETE SEWERLINES TO HAVE 3/4" TOOLED JOINTS AT 5'-0" O.C. CONCRETE SEWERLINES TO HAVE 3/4" TOOLED JOINTS AT 5'-0" O.C. (MINIMUM)

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

NOTE:
5'-0" NON COMBUSTIBLE
AROUND HOUSE PERIMETER

6/17/08
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



1160 ROOD AVE
MAIN RESIDENCE
LOT SIZE 6250 SQ FT

*Drive OK
Ret 6/17/08*

*Property
Line*

N 12th St.

Rood Ave.

MESA-MONUMENT CONSTRUCTION, LLC
DANNY PCHILSON (970) 250-3330
CORREY COLLIER, DESIGNER (303) 619-6318

POULSON GARAGE PROJECT
1160 ROOD AVE
GRAND JUNCTION, COLORADO 81501

Architect	Correy Collier
Architect's Seal	Jan 26, 2005
Engineer's Seal	Jan 26, 2005
Contractor's Seal	Jan 26, 2005
City Planner's Seal	Jan 26, 2005

Sheet **C1.1**
Site Plan