

FEE \$	10.00
TCP \$	None
SIF \$	292.00

PLANNING CLEARANCE (1)
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88507



Your Bridge to a Better Community

BLDG ADDRESS 323 Red Ridge Court SQ. FT. OF PROPOSED BLDGS/ADDITION 4,795

TAX SCHEDULE NO. 2945-194-49-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Redlands mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 0

FILING 2 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Greg Guntz & Robbie Martin NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 584 28 1/2 Rd USE OF EXISTING BUILDINGS 0

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE New home

(2) APPLICANT Conquest Const TYPE OF HOME PROPOSED:
 (2) ADDRESS 1111 S. 12 St. Grand Junction ☒ Site Built ☐ Manufactured Home (UBC)
☐ Manufactured Home (HUD)
 (2) TELEPHONE 243-1242 ☐ 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 P0 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 20' from PL

Maximum Height 32'

Permanent Foundation Required: YES X NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 3/11/02

Department Approval [Signature] Date 3/18/03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>15844</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/18/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

248.19' N00°12'14"E

115.06'

67.73'
N42°44'34"W

NOTE: EXCAVATOR SHALL ATTEMPT TO CHISEL OUT SHELVES @ 1' INCREMENTS AND LEAVE NATURAL. IF CUT SOIL IS NOT SELF-STABILIZING, OWNER AGREES TO EXTEND RETAINING WALL TO WEST FACADE.

CONCRETE V-PAN AGAINST HARDSCAPE TO DRAIN WATER TO REAR.

DAVIS COLORS WESTERN GOLD #5844 WALNUT BROWN

TOP OF WALL TO END FLUSH WITH GRADE

23'-10" WALL HEIGHT IS SUBJECT TO SLOPE STABILITY

COUNTRY MANOR KEYSTONE RETAINING WALL AT CURB-FACING SLOPE & AUTO COUNT ONLY

STAINED CONCRETE DRIVEWAY W/PAVERS AS INDICATED

BENCHMARK @ 4948.62

RED RIDGE COURT

Calculations:
House: 3992 sq. ft.
Garage: 803 sq. ft.
Greenhouse: 206 sq.
Total: 5001 sq. ft.
Walk & Driveway
Total: 2405 sq. ft.

= 7406

EXISTING DESERT LANDSCAPING TO REMAIN AS IS BEHIND CONSTRUCTION FENCE

ON NORTH, EAST AND SOUTH SIDES OF LOT, LANDSCAPING TO MATCH EXISTING DESERT LANDSCAPING

Residence: 3992 sq. ft.
Finished Floor Elev. @ 1951.50

DECOMP. GRANITE

CONCRETE

18" HIGH PLASTER GARDEN WALL/RETAINING WALL CAPPED W/STONE

18" HIGH STONE PLATFORM AS DIMENSIONED, CAST STONE TEMPELTO ATOP PLATFORM BY OWNER.

14' MULTI-PURPOSE EASEMENT

15' SETBACK

19'-3"

LARGE ROOM

18'-6 1/2"

N50°44'32"E 149.61'

ACCEPTED NORTH
ANY CHANGE OF THIS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Driveway
pl
CW
3/12/03