

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 91304



Your Bridge to a Better Community

BLDG ADDRESS 329 Red Ridge Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 525

TAX SCHEDULE NO. 2945-194-49-007 SQ. FT. OF EXISTING BLDGS 4381

SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 4906
Swimming pool

FILING 2 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Larry & Jeffe Hall NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 329 Red Ridge USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 255-9600

(2) APPLICANT Conquest Construction DESCRIPTION OF WORK & INTENDED USE Inground
swimming pool

(2) ADDRESS 11115. 12th Str. 6J TYPE OF HOME PROPOSED: N/A
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 243-1242

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 0 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 0 from PL, Rear 0 from PL Parking Req'mt ACC approval req'd

Maximum Height _____ Special Conditions No easements

CENSUS _____ TRAFFIC _____ ANN# _____

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).

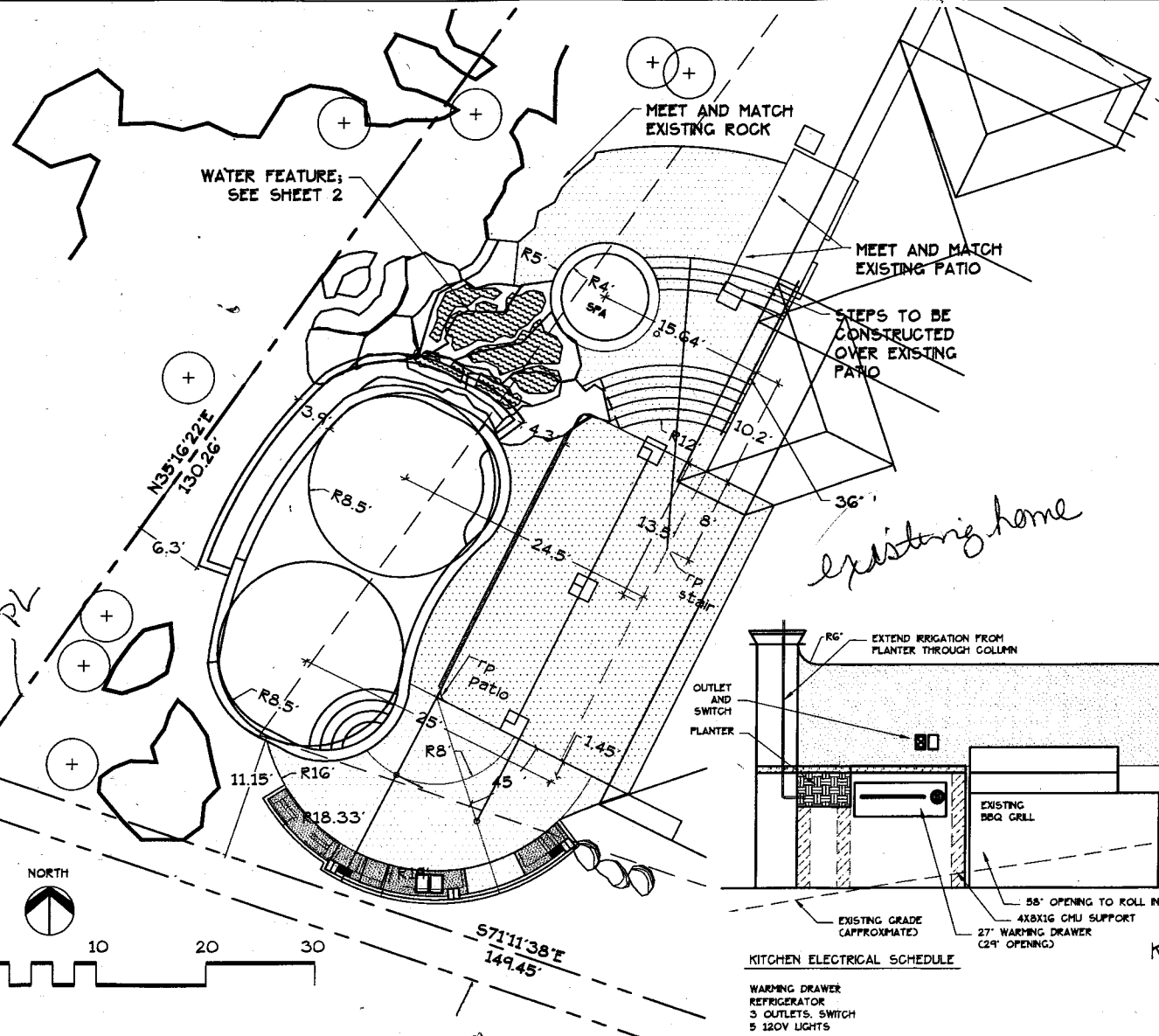
Applicant Signature [Signature] Date 9-11-03

Department Approval [Signature] Date 9/11/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>	Date	<u>9/11/03</u>

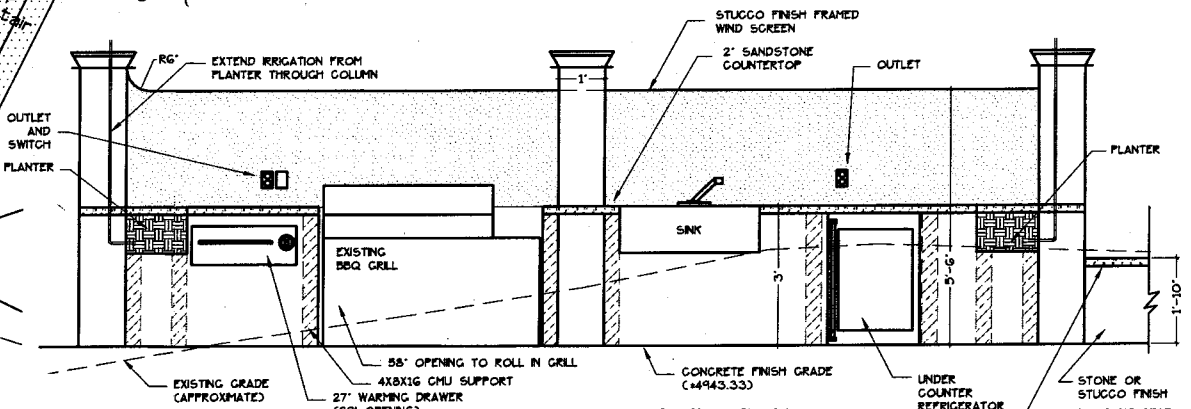
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



9/11/03
 C. Faye Gibson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

existing home



KITCHEN ELECTRICAL SCHEDULE

- WARMING DRAWER
- REFRIGERATOR
- 3 OUTLETS, SWITCH
- 5 120V LIGHTS

KITCHEN ELEVATION (FROM PATIO)

**Hall's Red Ridge Home
 Rear Yard Site Plan**

CIAVONNE & ASSOCIATES, INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVENUE
 GRAND JUNCTION, CO 81501

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