

FEE \$	1000
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 305 High Desert, 81503
 Parcel No. 2945-202-47-002
 Subdivision Redlands Mesa
 Filing 1 Block 5 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 6122
 Sq. Ft. of Lot / Parcel 14,505
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3808
 Height of Proposed Structure 34' (from walk-out basement)

OWNER INFORMATION:

Name Hunter Construction, Development
 Address PO Box 55063
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Hunter Construction and Devel.
 Address PO Box 55063
 City / State / Zip Grand Junction CO 81505
 Telephone 241-5059

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 <u>PD</u>		Maximum coverage of lot by structures <u>per plan</u>	
SETBACKS: Front _____ from property line (PL)		Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>7'</u> from PL	Rear _____ from PL	Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>32'</u>		Special Conditions _____	
Voting District <u>C</u>	Driveway Location Approval <u>[Signature]</u> (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).

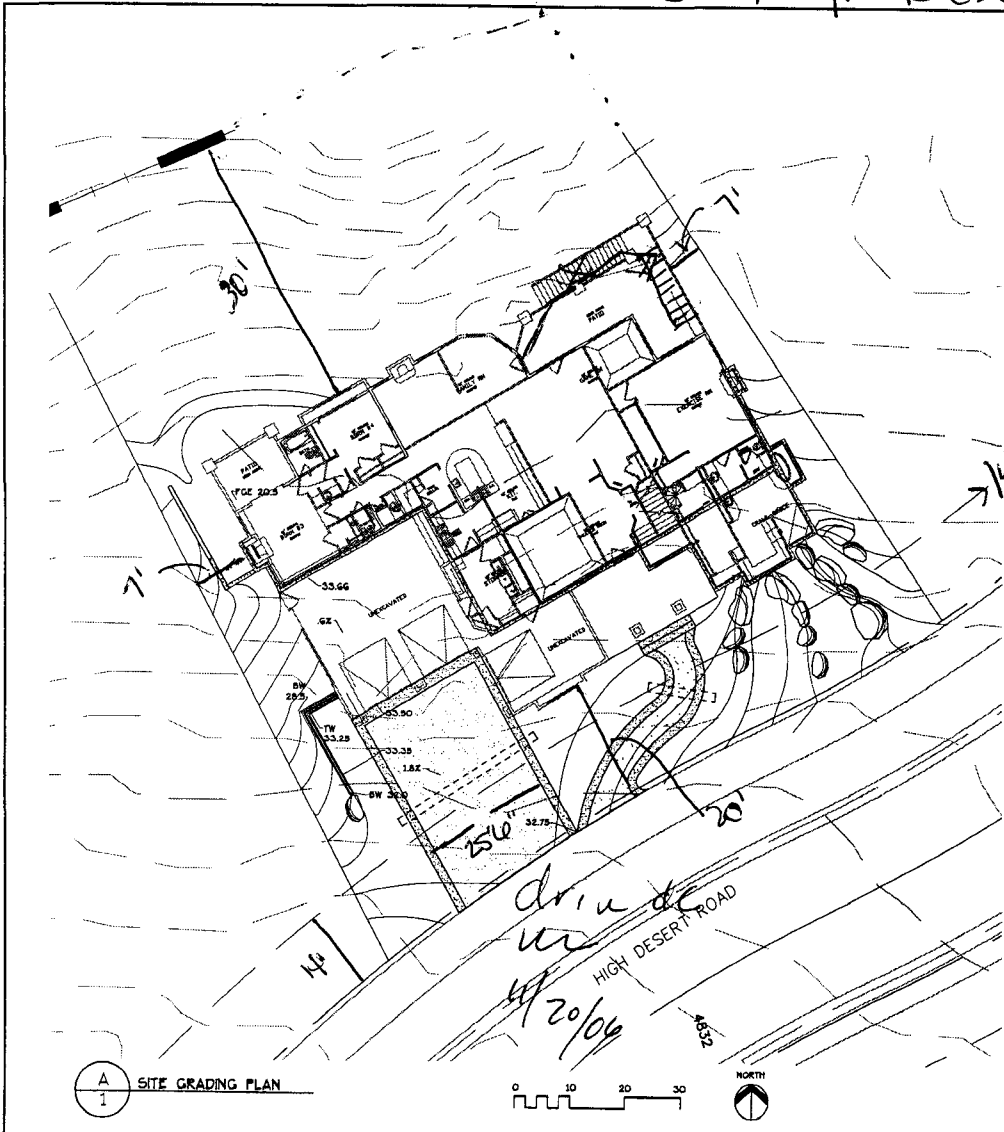
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11/16/06
 Department Approval [Signature] Date 12/22/06

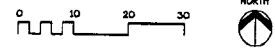
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19825</u>
Utility Accounting <u>Kate C. [Signature]</u>	Date <u>12/22/06</u>		

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)

365 High Desert Road

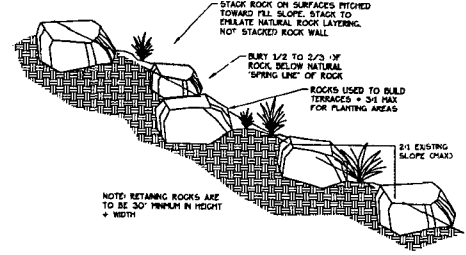


A
1
SITE GRADING PLAN

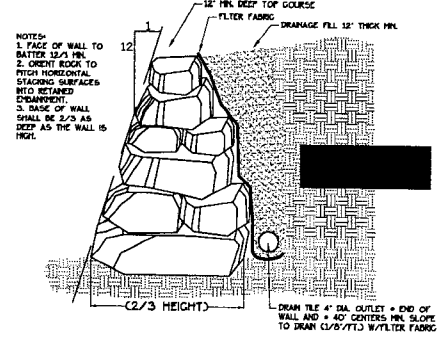


- GRADING PLAN LEGEND**
- OHAMA TAN COLORED CONCRETE, CAESAR TEXTURE
 - FUSILO BROWN COLORED CONCRETE, CAESAR TEXTURE
 - 4" PVC IRRIGATION SLEEVING
 - EXPANSION JOINT (ALSO SEE DETAILS)
 - EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - PROPOSED INDEX CONTOUR
 - PROPOSED INTERMEDIATE CONTOUR
 - LANDSCAPE BOLLARDS
 - SPOT ELEVATION

B
1
ROCK PLACEMENT ON SLOPES
NOT TO SCALE



C
3
STACKED ROCK WALL
8' MAX HEIGHT



**PEDERSON HIGH DESERT HOME
REDLANDS MESA**

ACCEPTED *Wendy Davis*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY CITY PLANNING DEPT. THE CLIENT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRAWN BY	CR
CHECKED	DM
JOB NO.	0858
DATE	11-18-08
REVISIONS	
DRAWING NO.	0858-11-18-08-01

SHEET NO.	1 OF 1
STATUS	
	DRAFT
	PRELIMINARY
	BD
	CONSTRUCTION
	AS BUILT

CLAVONNE, ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
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 GRAND JCT., CO 81501
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