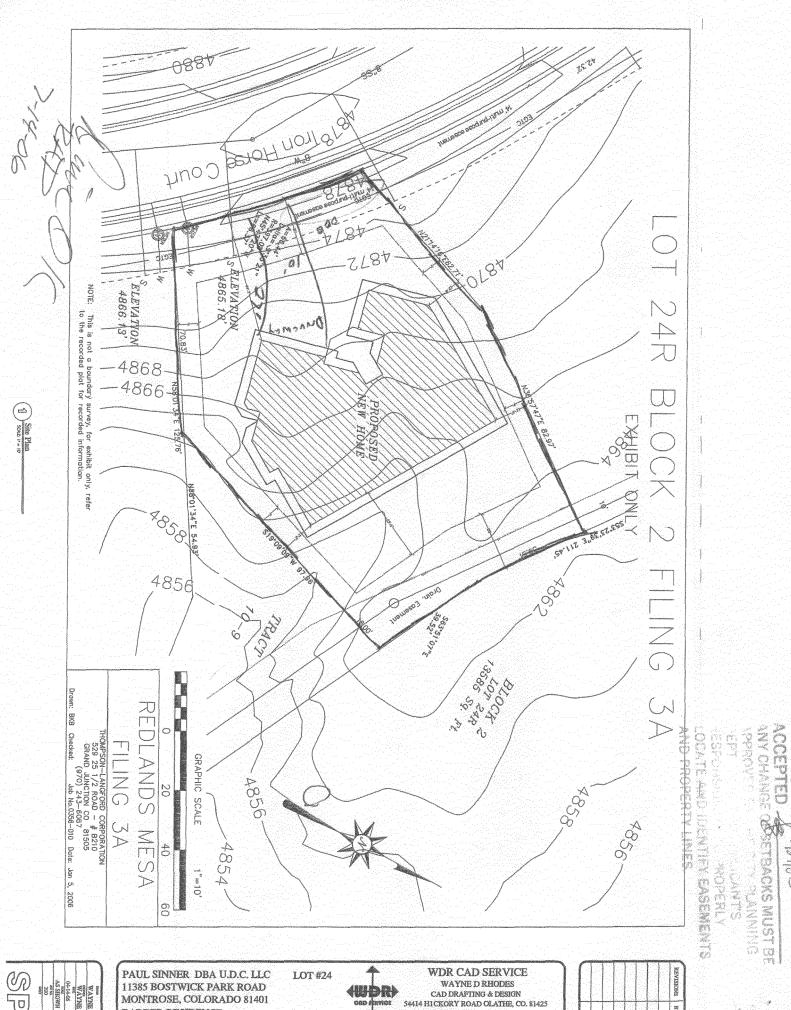
FEE\$	10.00
TCP\$	1539 00
SIF\$	460.00

PLANNING CLEARANCE

BLDG F	PERMIT	NO.	

(Single Family Residential and Accessory Structures) **Community Development Department**

Building Address 326 IRON HOESE CT	No. of Existing Bldgs No. Proposedt
Parcel No. <u>2945 203-56-003</u>	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed _2,666
Subdivision REDCANDS MESA GOLF Com.	Sq. Ft. of Lot / Parcel 13, 585 SF
Filing 3A Block 2 Lot 24R	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) 4,047 Height of Proposed Structure 17'7"
Name ALF NANCY BARBER	DESCRIPTION OF WORK & INTENDED USE:
Address	New Single Family Home (*check type below) Interior Remodel
City / State / Zip	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name WLTIMATE DESIGN & CONS. LLC	X Site Built
Address 11385 BOSTWICK PK KA	
City / State / Zip Montrose, Co. 81401	NOTES:
Telephone 970-249-30-25	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exproperty lines, ingress/egress to the property, driveway location	risting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COMM	NUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE TD	Maximum coverage of lot by structures 35
SETBACKS: Front 6 from property line (PL)	Permanent Foundation Required: YES A NO
Side 7 from PL Rear 60 from PL	Parking Requirement
Maximum Height of Structure(s)	Special Conditions
Voting District Driveway Location Approval	
(Engineer's Initials))
Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De	· · · · · · · · · · · · · · · · · · ·
Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the	ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal
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BARBER RESIDENCE



54414 H1CKORY ROAD OLATHE, CO. 81425 970-323-6742 PHONE OR FAX



N N N N

CVD D&PTTING & DESIGN
54414 HICKORY ROAD OLATHE, CO. 81425 MOK CVD SEKAICE

1000

1/OT #24

Drain. Edser

NEW HOME

EVEREN ERSIDENCE WONLKOZE' COLOKADO 81401 11382 BOZLAICK LYKK KOAD PAUL SINNER DBA UD.C. LLC

The Constitution of the Co

00

N58'01'34"E 54.93"

N58'01'34"E 125.76"

70.83

Court

EGT

SELEVATION 4865.18

Iron Horse

ELEVATION 4866.13'

BARBER RESIDENCE NEW HOME FOR:

LOCATION OF WORK: REDLANDS GOLF COMMUNITY LOT 24 BLOCK 2 IRON HORSE CT.

GRAND JUNCTION COUNTY- MESA STATE COLORADO CITY-

DRAWING LIST: DINCH DING MADE

GENERAL NOTES

I. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BELAID OUT BY DIMENSIONS

- 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXCENTED THE ANNOT DETERMINES READINGS. THE CONTRACTOR GARBEST OF BIF THE LY RESPONSIBLE FOR ANY ARD ALL DAMAGES ANT AND ALL DAMAGES THE COCAMINED BY THE THE PROPERTY LOCATION DETERMINES.
- THE DESIGN LOADS SHOWN ARE ASSUMED LOADS. THE OWNER AND CONTRACTOR AND RESPONSED BY CHECKING THE ACTUAL SOIL AND SKWY LOAD REQUIREMENTYS. THE OWNER & CONTRACTOR ARE ALSO RESPONSEDLET TO GETAIN A SOILS REPORT IF THE OWNER A CONTRACTOR ARE ALSO RESPONSED.
- IN THE FYENT OF CONTACT BETWEEN PERTINENT CODES AND REGILATIONS AND REFINENCE STRINGENT ROYISIONS REFIGERCATIONS, THE MORE STRINGENT ROYISIONS ARMAL GOVERN, THE MORE STRINGENT ROYISIONS
- THE DESIGNER DED NOT ENGAGE A STRUCTURAL ENGINEER. ANY FRAAMNG OR STRUCTURAL ENGINEER. AND STRUCTURAL ENGINEER. CONSTITUTION OF RECEIVED BEREAUS ESTERALITY CONTRACT, AND COMPETENT WITH A STRUCTURAL ENGINEER WITH STRUCTURAL ENGINEER IS INVOLVED THE BILLIERENTS OF STRUCTURAL DRAWINGS WILL STOWN ENGINEER IS INVOLVED THE BILLIERENTS OF STRUCTURAL DRAWINGS WILL STOWN
- A ANY DISCREPANCES, CAMESSIONS OR ERRORS EXTSTING IN THE DRAWINGS SHALL BE RECOGNET FOR THE ACTIVATION OF WAYS, CASE SERVICE FOR CORRECTION FOR THE ACTIVATION OF WAYS. AND SERVICE FOR CORRECTIONS FOR THE ACTIVATION OF THE DRAWINGS, ANY CHANGES AND THE CONSTRUCTION PRIASES.
- 7. ALL MANUFACTURED TIEMS SHOWN ON THESE PLANS SHALL BE INSTALLED ACCORDING TO MAMUFACTURER'S INSTALLATION INSTRUCTIONS.

BUILDING DATA

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE 2000
 INTERNATIONAL RESIDENTIAL CODE (2005)
 INTERNAL REJERRACAL CODE (19C.) 2003 EDITION
 INTERNAL REJERRACAL CODE (19C.) 2003 EDITION
 NATIONAL REJERRACAL CODE (19C.) 2002 EDITION
 NATIONAL REJERRACE (19C.) 2002 EDITION
 NATIONAL

REGIST DEFINE. 18°
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