

FEE \$ 10. -
 TCP \$ 1539. -
 SIF \$ 400. -

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

BLDG PERMIT NO.

Building Address 340 Iron Horse Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-203-53-019 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3708
 Subdivision Redland Mesa C/1f Sq. Ft. of Lot / Parcel .308 Acres
 Filing 3 Block 2 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3708
 Height of Proposed Structure 18' 9"

OWNER INFORMATION:

Name Ultimate Design & Const.
 Address 11395 Bosworth Park Rd
 City / State / Zip Montrose Colo 81401

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Ultimate Design & Const.
 Address 11395 Bosworth Park Rd
 City / State / Zip Montrose Colo 81401
 Telephone 970-249-3025

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>A</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 2-17-06

Department Approval [Signature] Date 2-21-06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18849</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/21/06</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)

NEW HOME FOR:
 GEORGE & DEBRA REED

DRAWING LIST:

- DWG - DWG NAME
- A0 - COVER PAGE
- SP - SITE PLAN
- SL - SITE LAYOUT PLAN
- A1 - NORTH & SOUTH ELEVATIONS
- A2 - EAST & WEST ELEVATIONS
- A3 - FLOOR PLAN
- A4 - SECTIONS
- G5 - GENERAL SPECS.
- S1 - FOUNDATION PLAN
- S2 - FOUNDATION DETAILS
- S2.1 - FOUNDATION DETAILS
- S3 - FLOOR FRAMING PLAN
- S4 - ROOF FRAMING PLAN

LOCATION OF WORK:
 REDLANDS GOLF COMMUNITY
 LOT 19 BLOCK 2 IRON HORSE CT.

CITY- GRAND JUNCTION
 COUNTY- MESA
 STATE- COLORADO



GENERAL NOTES

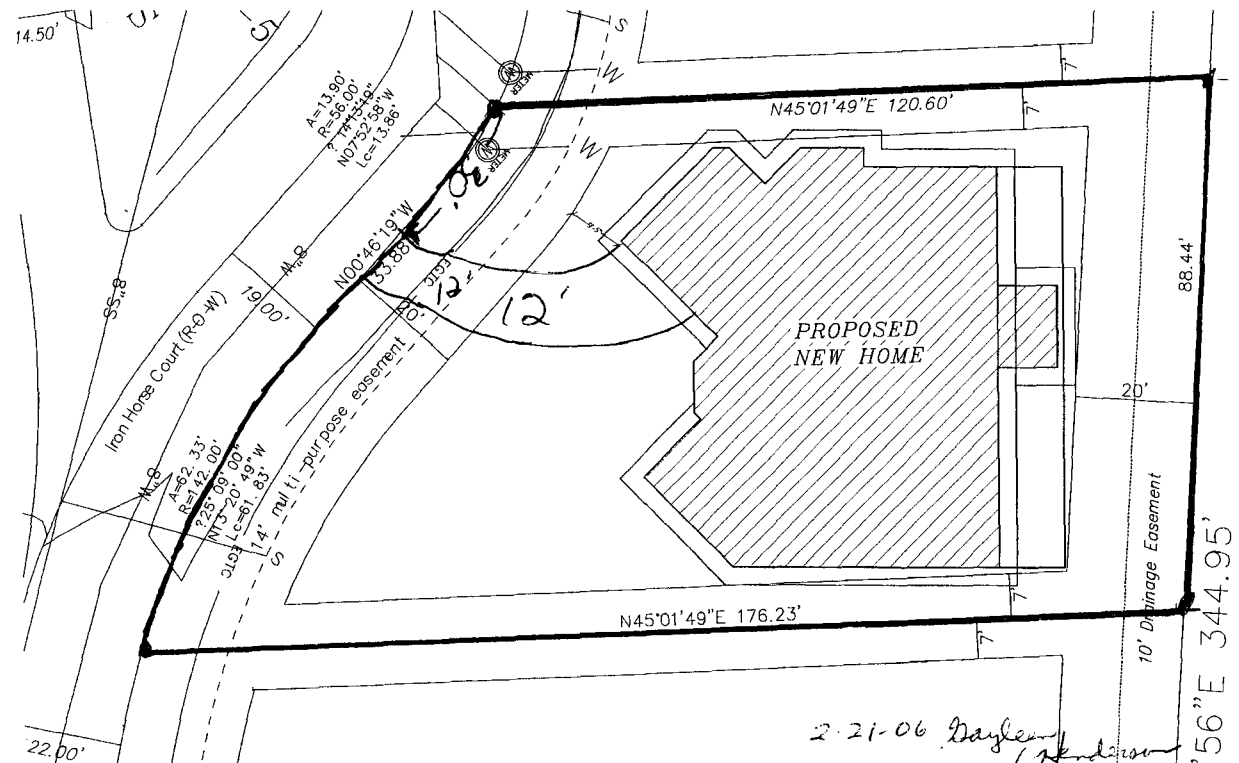
1. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO EXERCISE PROPER PRECAUTIONS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. THE DESIGN LOADS SHOWN ARE ASSUMED LOADS. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR CHECKING THE ACTUAL SOIL AND SNOW LOAD REQUIREMENTS. THE OWNER & CONTRACTOR ARE ALSO RESPONSIBLE TO OBTAIN A SOILS REPORT IF SUCH A REPORT IS NECESSARY.
4. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
5. THE DESIGNER DID NOT ENGAGE A STRUCTURAL ENGINEER. ANY FRAMING OR STRUCTURAL INFORMATION INCLUDED HEREIN IS SCHEMATIC ONLY AND CONDITIONAL UPON REVIEW BY THE ENGINEER. CONSULTING WITH A STRUCTURAL ENGINEER WILL ASSURE SAFE AND CORRECT CONSTRUCTION DATA AND PRACTICES. IF STRUCTURAL ENGINEER IS INVOLVED THE BLUEPRINTS OF STRUCTURAL DRAWINGS WILL SHOW ENGINEER STAMP.
6. ANY DISCREPANCIES, OMISSIONS OR ERRORS EXISTING IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF WDR CAD SERVICE FOR CORRECTION PRIOR TO COMMENCING WORK AND WITH IN 7 DAYS FROM THE DATE OF THE DRAWINGS. FAILURE TO DO SO CONSTITUTES FINAL ACCEPTANCE OF THE DRAWINGS. ANY CHANGES MADE AFTER THE ACCEPTANCE TIME FRAME SHALL RELEASE THE DRAFTSMAN FROM ANY FUTURE RESPONSIBILITY. THE CONTRACTOR, DEVELOPER AND THE HOMEOWNER ARE TO VERIFY ALL CONDITIONS, DIMENSIONS AND SPECIFICATIONS PRIOR TO AND THROUGHOUT THE CONSTRUCTION PHASES.
7. ALL MANUFACTURED ITEMS SHOWN ON THESE PLANS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.

BUILDING DATA

APPLICABLE CODES

1. INTERNATIONAL RESIDENTIAL CODE 2003
2. INTERNL MECHANICAL CODE (IMC) - 2003 EDITION
3. INTERNL PLUMBING CODE (IPC) - 2003 EDITION
4. FIRE CODE (IFC) - 2003 EDITION
5. NATIONAL ELECTRICAL CODE (NEC) - 2002 EDITION
6. ALL LOCAL AND STATE ORDINANCES AND CODES.

FROST DEPTH: 18"
 ROOF LOADS: 30 PSF LIVE 20 PSF DEAD TOP CHORD 10 PSF DEAD BTM CHORD
 FLOOR LOADS: 40 PSF LIVE 12 PSF DEAD
 SOIL BEARING: 1500 PSF ASSUMED
 DESIGN WIND LOADS: 90 MPH 3-SECOND GUST
 SEISMIC ZONE C



1 Site Plan
 SCALE: 1" = 10'

2-21-06 Daylen Anderson
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.

Drive OK
 EH 2/21/06

REVISIONS	BY

WDR CAD SERVICE
 WAYNE D RHODES
 CAD DRAFTING & DESIGN
 54414 HICKORY ROAD GLATHE, CO. 81425
 970-323-6742 PHONE OR FAX



REED RES.
 PAUL SINNER DBA U.D.C. LLC
 11385 BOSTWICK PARK ROAD
 MONTROSE, COLORADO 81401
 REDLANDS PROJECT LOT 5

WAYNE
 CAD
 WAYNE
 01-14-06
 AS SHOWN
 1/3
 8/1

A0