

FEE \$	10.00
TCP \$	1539.00
SIF \$	420.00

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

BLDG PERMIT NO. _____

Building Address 2331 Meridian Ct
 Parcel No. 2945-203-55-019
 Subdivision Redlands Mesa Golf
 Filing 3 Block 4 Lot 19

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3200
 Sq. Ft. of Lot / Parcel 1,375 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3920
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Randy & Janine Smith
 Address 1600 Medinah Circle
 City / State / Zip Upland Ca 91785

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

APPLICANT INFORMATION:

Name Ultimate Design & Const LLC
 Address 11385 Bostwick Pl Rd
 City / State / Zip Montrose Col 81401
 Telephone 970-249-3025

*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>3520</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>4</u> NO _____
Side <u>15</u> from PL Rear <u>20</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32</u>	Special Conditions <u>Pa Plan Development</u>
Voting District <u>A</u>	Driveway Location Approval <u>M</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 11-29-06
 Department Approval [Signature] Date 12-5-06

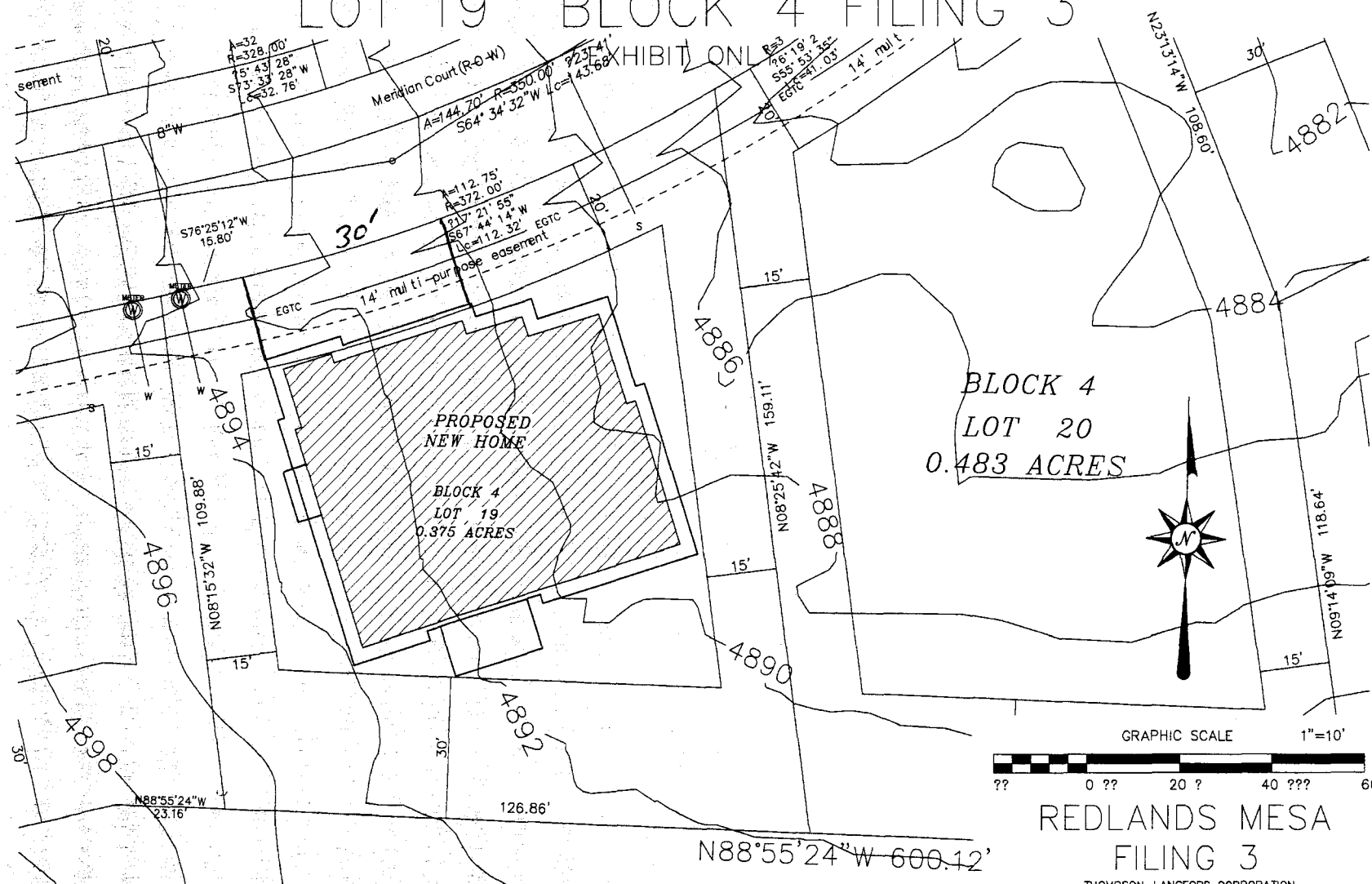
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>MISS</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/5/06</u>		

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)

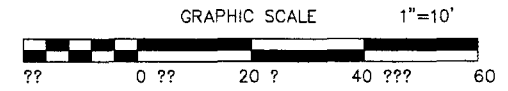
ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS
 ANY OTHER INTERESTS MUST BE
 PROTECTED BY A PROPER EASEMENT
 ALL EASEMENTS MUST BE
 RECORDED IN THE PUBLIC RECORDS
 LOCAL GOVERNMENT RECORDS
 AND PROPERLY FILED

WDR/ISDA Magn 12/5/00

LOT 19 BLOCK 4 FILING 3



NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.



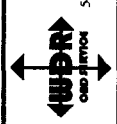
REDLANDS MESA FILING 3

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B210
 GRAND JUNCTION CO 81505
 (970) 243-6067

Drawn: BKB Checked: DAT Job No.0356-010 Date: Jan 25, 2002

REVISIONS	BY

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



SMITH RES.
 LOT #19
PAUL SINNER DBA U.D.C. LLC
 11385 BOSTWICK PARK ROAD
 MONTRORSE, COLORADO 81401
 BARBER RESIDENCE

WAYNE
WAYNE
07-10-07
AS SHOWN
25
SP

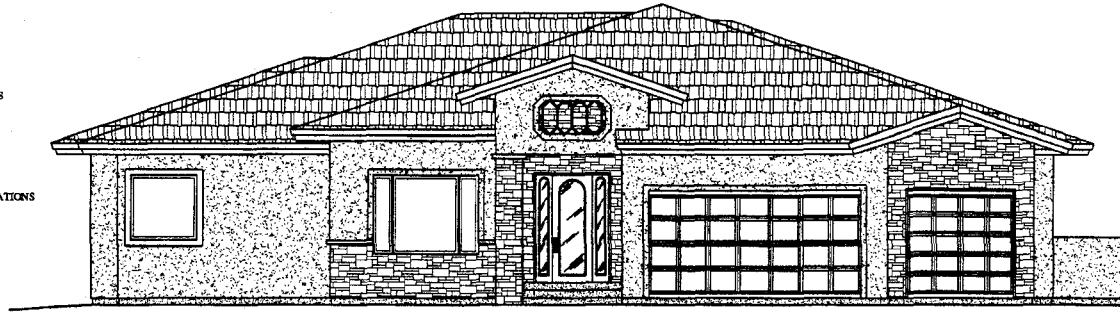
**NEW HOME FOR:
JANINE & RANDY SMITH**

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

**CITY- GRAND JUNCTION
COUNTY- MESA
STATE- COLORADO**

DRAWING LIST:

- CDM DRAWING
- A0—COVER PAGE
- SP—SITE PLAN
- SL—SITE LAYOUT PLAN
- A1—NORTH & SOUTH ELEVATIONS
- A2—EAST & WEST ELEVATIONS
- A3—FLOOR PLAN
- A4—SECTIONS
- S1—FOUNDATION PLAN
- S2—FOUNDATION DETAILS
- S2.1 FOUNDATION DETAILS
- S3—FLOOR FRAMING PLAN
- S4—ROOF FRAMING PLAN
- S5—GENERAL NOTES & SPECIFICATIONS



GENERAL NOTES

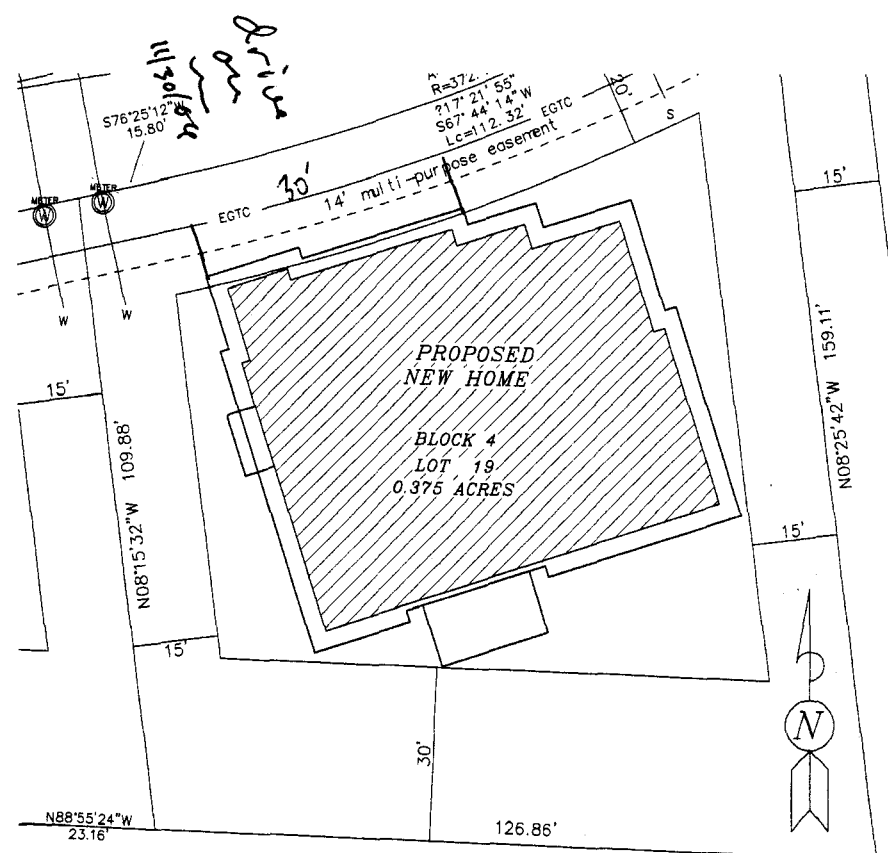
1. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO EXERCISE PROPER PRECAUTIONS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT 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. 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 WITHIN 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.
6. 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. INTERN'L MECHANICAL CODE (IMC) - 2003 EDITION
3. INTERN'L 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.

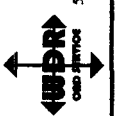
FROST DEPTH: 18"
 ROOF LOADS: 30 PSF LIVE 10 PSF DEAD TOP CHORD 10 PSF DEAD BTM CHORD
 FLOOR LOADS: 40 PSF LIVE 12 PSF DEAD
 SOIL BEARING: SEE SOILS REPORT
 DESIGN WIND LOADS: 90 MPH 3-SECOND GUST
 SEISMIC ZONE C



1 Site Plan
SCALE: 1" = 10'

REVISIONS	BY

WDR CAD SERVICE
 WAYNE D RHODES
 CAD DRAFTING & DESIGN
 5414 HICKORY ROAD OLATHE, CO. 81425
 970-323-6762 PHONE OR FAX



PAUL SINNER DBA U.D.C. LLC
 11385 BOSTWICK PARK ROAD
 MONTROSE, COLORADO 81401
 BARBER RESIDENCE

WAYNE
 WAYNE
 07-10-07
 AS SHOWN
 150
A0