

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2311 W. Ridges Blvd.
 Parcel No. 2045-203-60-001
 Subdivision Redlands Mesa
 Filing 6 Block _____ Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 8,308 sq. ft.
 Sq. Ft. of Lot / Parcel 64,879 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 9,688 sq. ft.
 Height of Proposed Structure 21 ft. 0 inches

OWNER INFORMATION:

Name Doug & Robin Reed
 Address 887-25 Road
 City / State / Zip Grand Jet, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): In-ground swimming pool

APPLICANT INFORMATION:

Name Conquest Construction
 Address 111 South 12th St.
 City / State / Zip Grand Jet, CO 81501
 Telephone 970-243-1242

*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 _____
SETBACKS: Front <u>per body env.</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>per body env.</u> from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>5010 ft</u>	Special Conditions <u>See Site Plan for specific notes.</u>
Voting District _____	Driveway Location Approval <u>SY</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 Paul J. Janssen Date 10-11-06

Department Approval [Signature] Date _____

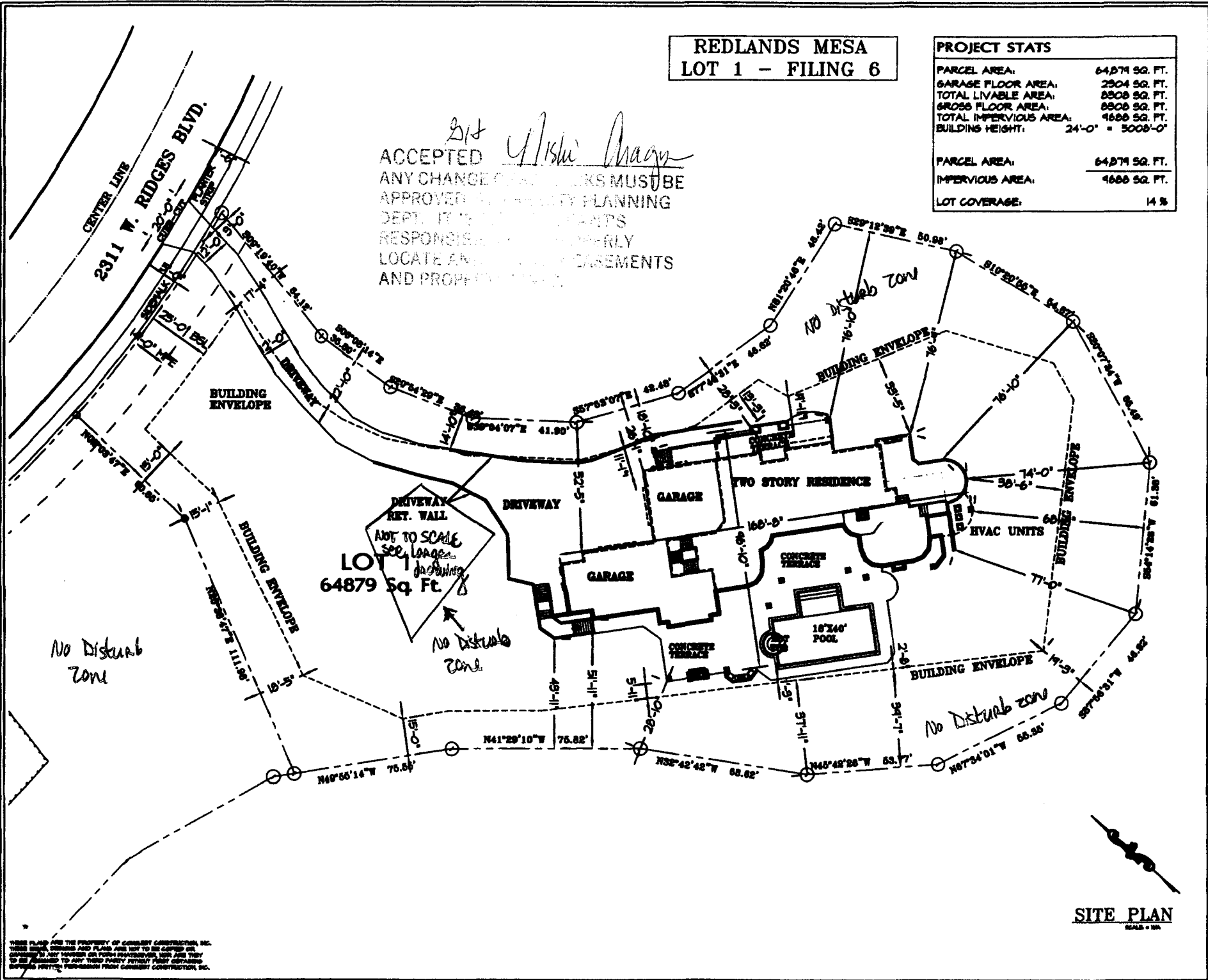
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>10/23/06</u>		

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)

**REDLANDS MESA
LOT 1 - FILING 6**

PROJECT STATS	
PARCEL AREA:	64879 SQ. FT.
GARAGE FLOOR AREA:	2904 SQ. FT.
TOTAL LIVABLE AREA:	8908 SQ. FT.
GROSS FLOOR AREA:	8908 SQ. FT.
TOTAL IMPERVIOUS AREA:	4666 SQ. FT.
BUILDING HEIGHT:	24'-0" = 5008'-0"
PARCEL AREA:	64879 SQ. FT.
IMPERVIOUS AREA:	4666 SQ. FT.
LOT COVERAGE:	14 %

Sit Arshi Arany
 ACCEPTED
 ANY CHANGE OR ADDITIONS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE OWNER'S RESPONSIBILITY TO CORRECTLY LOCATE AND MARK EASEMENTS AND PROPERTY LINES.



SITE PLAN
SCALE - 1/8"

THIS PLAN AND THE PROPERTY OF CONQUEST CONSTRUCTION, INC. THESE MARKS, DIMENSIONS AND PLANS ARE NOT TO BE COPIED OR REPRODUCED IN ANY MANNER OR FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF CONQUEST CONSTRUCTION, INC. ANY CHANGES TO ANY THIRD PARTY MUST BE APPROVED BY CONQUEST CONSTRUCTION, INC.

CONQUEST
 REED RESIDENCE
 2311 WEST RIDGES BLVD.
 GRAND JUNCTION, CO.

DATE: _____
 SCALE: _____
 DRAWN BY: _____
 JOB NO.: _____
 SHEET NO.: 51



REDLANDS MESA

DESIGN REVIEW COMMITTEE
2299 West Ridges Boulevard # Grand Junction, Colorado 81503
Phone: 970.255.7400 Fax: 970.245.6055

October 5, 2006

Doug and Robin Reed
887 25 Road
Grand Junction, Co 81503

RE: Final Plans for 2311 W. Ridges Blvd.

Dear Doug and Robin:

The Design Review Committee (DRC) met today and reviewed your final plans, dated September 26, 2006, with yourselves and Darren Caldwell presenting.

Drainage: In order to prevent erosion on both sides of the driveway, there may need to be some level of capturing of the drainage going down the driveway. Darren is very familiar with drainage issues, so I'm sure he will properly address this issue.

East End Grade: The DRC is concerned with the quantity of fill that will be used on the east end. We would like you to drop the foundation on that end in order to get the grade down closer to existing grade. You will also end up with more of the existing vegetation if you do this.

Rock: The DRC would normally like to see rock on the lower portions of the home rather than the upper portion in order to "stabilize" the structure, but per Darren's explanation, the bottom of the house is not seen from the road, so therefore, putting the rock on the upper portion of the house makes sense and is approved. If you determine that the bottom portion will be seen by the road, we respectfully wish that you would reconsider your rock placement.

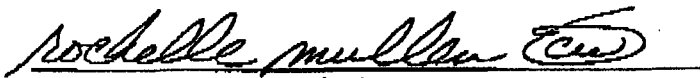
Colors and Materials: Your choices of stone, stucco colors, roof tiles, gutter colors, windows, garage doors, concrete color, exterior lighting, landscape stone for the retaining walls, and landscape lighting are all approved. Darren's idea of replacing the glass with copper inserts on the exterior lights, in order to bring the light reflection downward, is an excellent idea.

Reed/Page Two

You are approved to rough cut the driveway in order to get rigs up and down to complete the necessary soils testing. However, the DRC would like to have a copy of the engineered foundation plan in our file prior to the commencing of construction of your home. We will also need to approve your final landscape plan. Please make sure the plants used are all in the plant pallet for your area, and that each plant is denoted, matching the plants in your plant key.

Doug and Robin, your home will be one of the finest homes in Redlands Mesa, and we are truly looking forward to seeing the finished product, as well as having you in our neighborhood!

Sincerely,



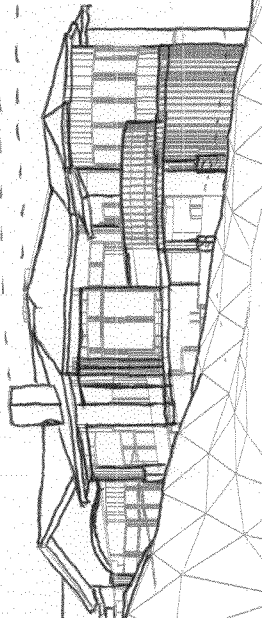
Rochelle Mullen, Chairman
Redlands Mesa Design Review Committee

copy: Brad Higginbotham, Craig Roberts, Marc Maurer, Mitch Ryan, and Connie Whalen



<Digimax S800 / Kenox S800>

ELEVATION
5010
--- RIDGE
5008



RIDGE LINE VIEW
SIGHT LINE "A" FROM
MONUMENT ROAD

2311 WEST RIDGES BLVD

LOT 1 - FILING 6



1111 S. 12th Street - Grand Junction, CO

REED RESIDENCE
2311 WEST RIDGES BLVD.
GRAND JUNCTION, CO.

DESIGN FOR:

DATE
10.4.06

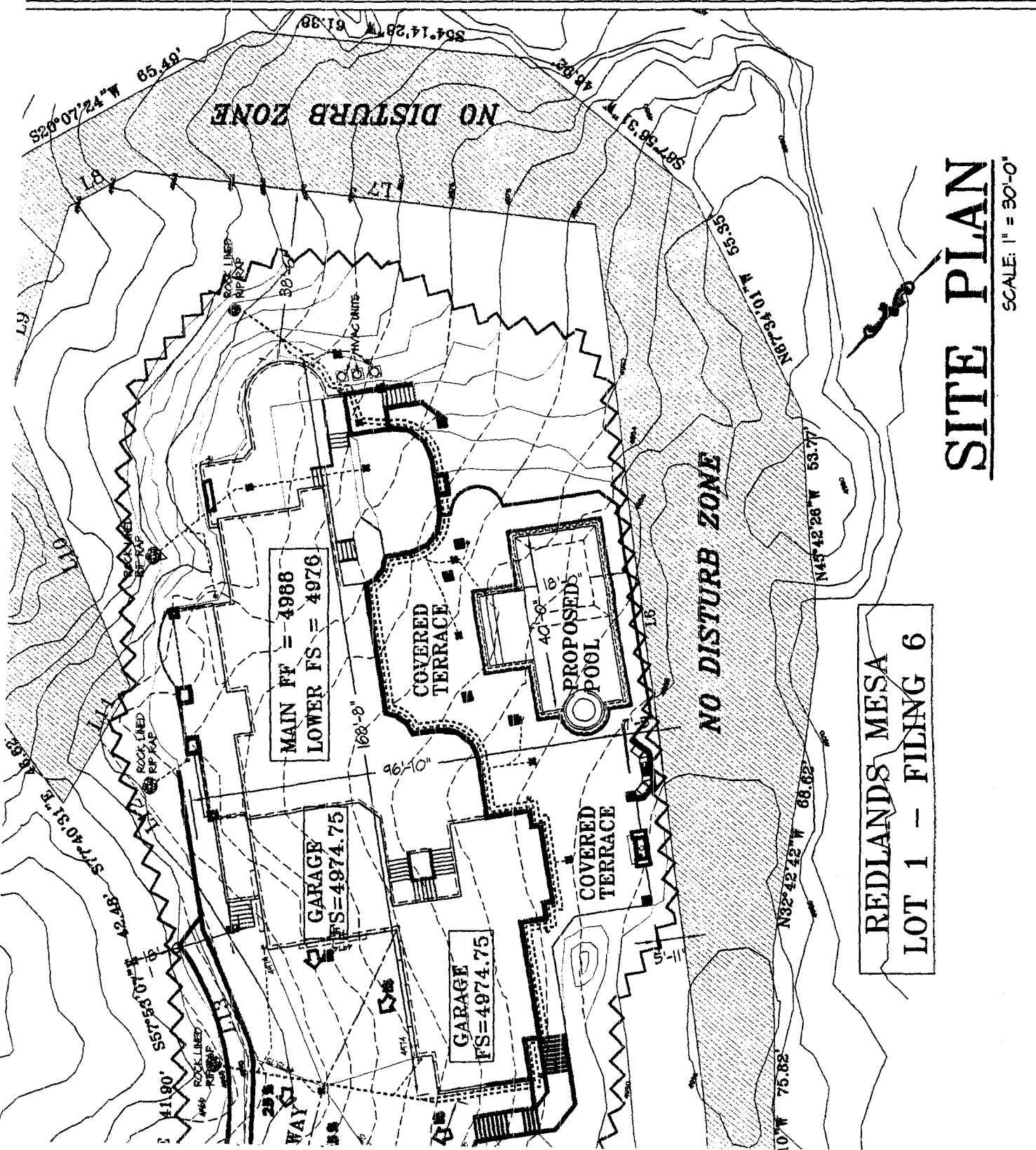
SCALE
1"=90'

DRAWN BY:
S. CORRETT

JOB NO.
26004

SHEET NO.

SITE



REDLANDS MESA
LOT 1 - FILING 6

SITE PLAN

SCALE: 1" = 30'-0"