

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

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

*p*

Building Address 330 Red Ridge Court  
 Parcel No. 2945-203-49-015  
 Subdivision Redlands Mesa  
 Filing 2 Block 2 Lot 15

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 4000 Sq. Ft. Proposed 1240  
 Sq. Ft. of Lot / Parcel 17835

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5840  
 Height of Proposed Structure less than 32' (doesn't change)

**OWNER INFORMATION:**

Name Robert E. and Patricia Anne Johnson  
 Address 330 Red Ridge Court  
 City / State / Zip Grand Junction, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): single car additions to existing garage

**APPLICANT INFORMATION:**

Name Robert E. and Patricia Anne Johnson  
 Address 330 Red Ridge Court  
 City / State / Zip Grand Junction, CO 81503  
 Telephone 970-242-9409 or 250-6682

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (UBC)
- Other (please specify): garage, patio, & pool

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 PD Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval \_\_\_\_\_  
 (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 11/16/07  
 Department Approval Gayleen Henderson (per Krueger) Date 11-21-07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 11-21-07

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)



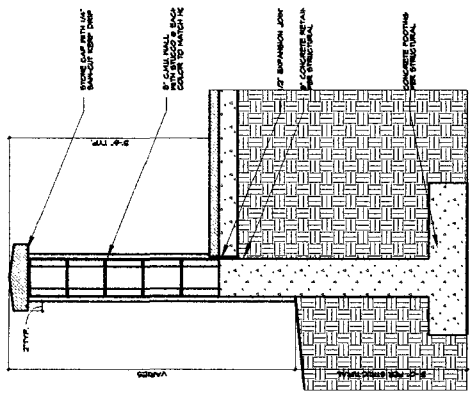
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JOHNSON RESIDENCE  
330 RED RIDGE COURT  
REDLANDS MESA  
GRAND JUNCTION, COLORADO

SHEET NO: A1.2

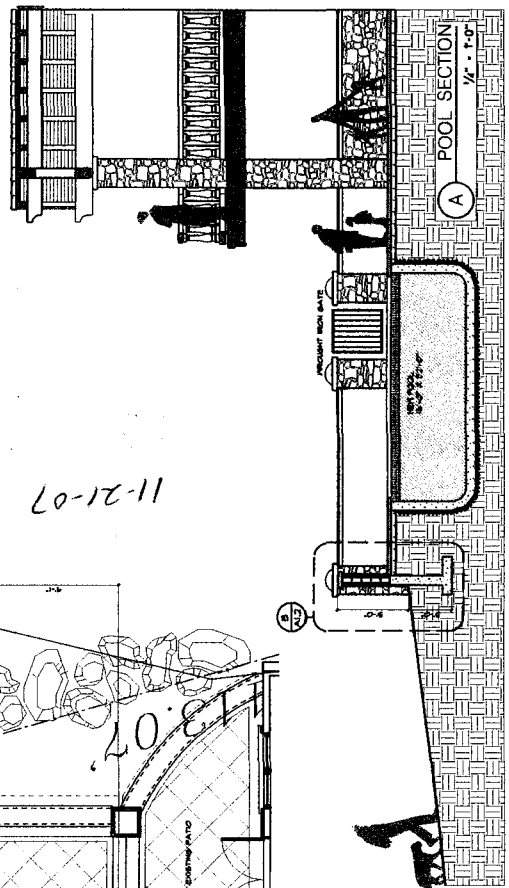
DATE	10-15-07
LP	
DESIGNER	
PANEL NO	
DIS. NO	
DESIGNER	
DATE	
LP	

SHEET NO: A1.2  
CONTRACT DOCUMENT NO. 07-02

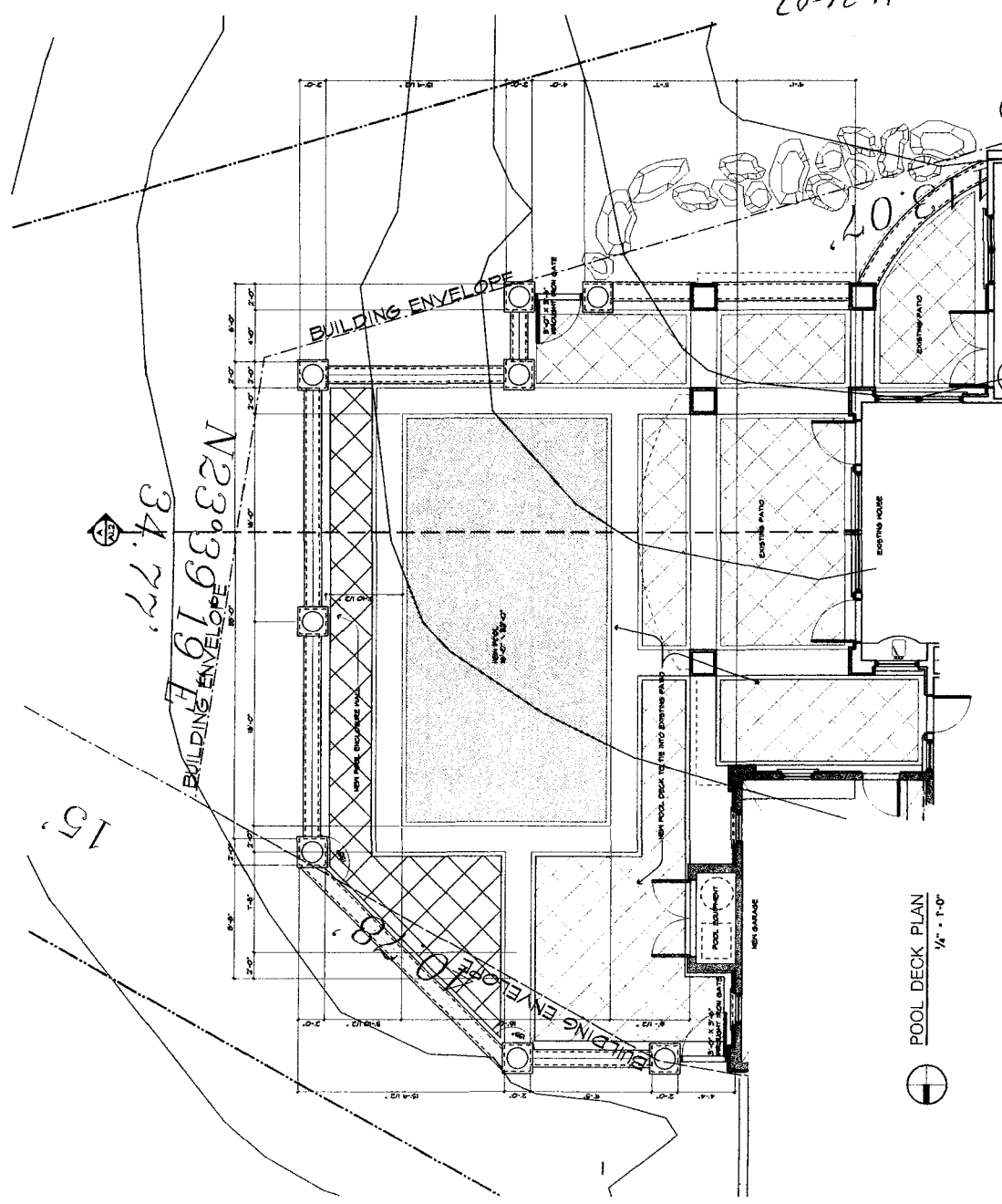


POOL SECTION  
1" = 1'-0"

*Charles Cunniffe Architects*  
11-21-07



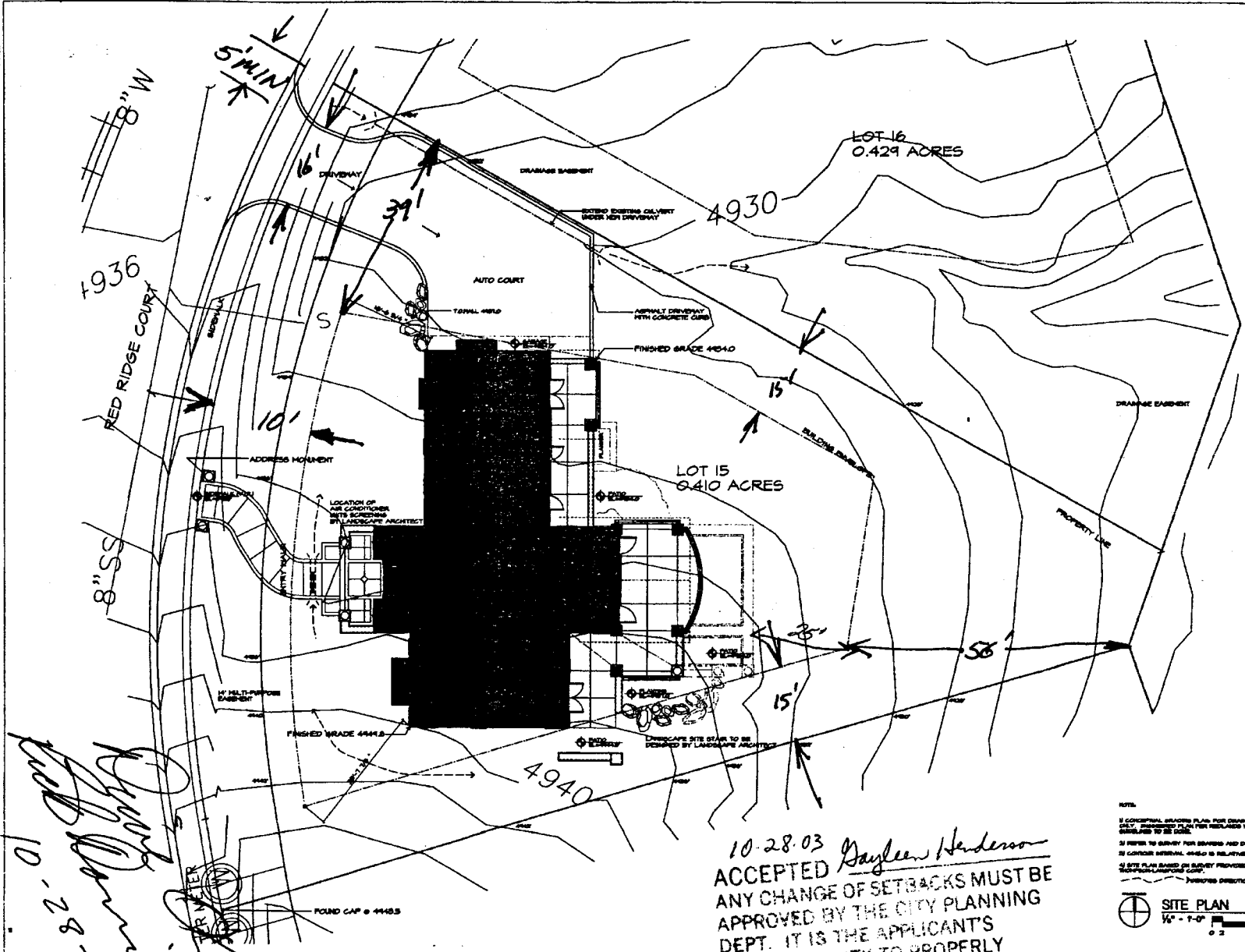
POOL SECTION  
1" = 1'-0"



POOL DECK PLAN  
1" = 1'-0"

N 23° 39' 19" E  
34.77'

15'



*10-28-03  
 Gayleen Henderson*

10-28-03  
**ACCEPTED** *Gayleen Henderson*  
 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.

NOTE:  
 1) CONCEPTUAL SWALLOW PLAN FOR DRAINAGE CONVEYANCE SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS PLAN IS SUBJECT TO BEING APPROVED.  
 2) REFER TO SURVEY FOR SETBACKS AND DISTANCES.  
 3) CONTOUR INTERVAL: 5' (RELATIVE TO 100'-0").  
 4) SITE PLAN BASED ON SURVEY PROVIDED BY "TOPOGRAFIA" ENGINEERS.  
 5) DRAINAGE DIRECTION OF DRAINAGE

**SITE PLAN**  
 1/8" = 1'-0"



**CHARLES CUNIFFE ARCHITECTS**  
 www.cuniffe.com

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**DITTMAR RESIDENCE**  
 LOT 15, BLOCK 2

REDLANDS MESA  
 GRAND JUNCTION, COLORADO

DRAWING	
SITE PLAN	
DATE	10-28-03
DRAWN	10-28-03
CHECKED	10-28-03
DATE	10-28-03
BY	
DATE	

SHEET NO.  
**A1.1**



CHARLES CUNNIFFE ARCHITECTS

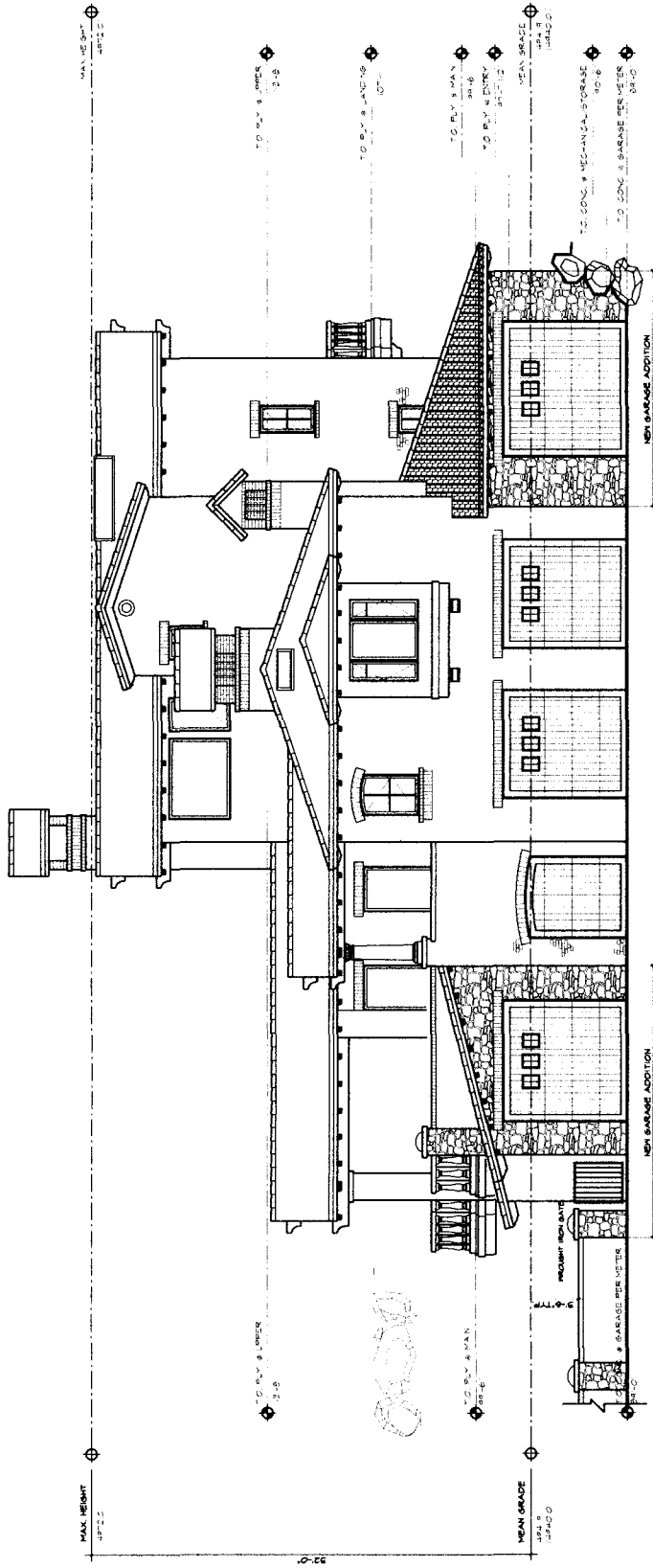
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 303.733.1111 • WWW.CHARLES-CUNNIFFE.COM

JOHNSON RESIDENCE

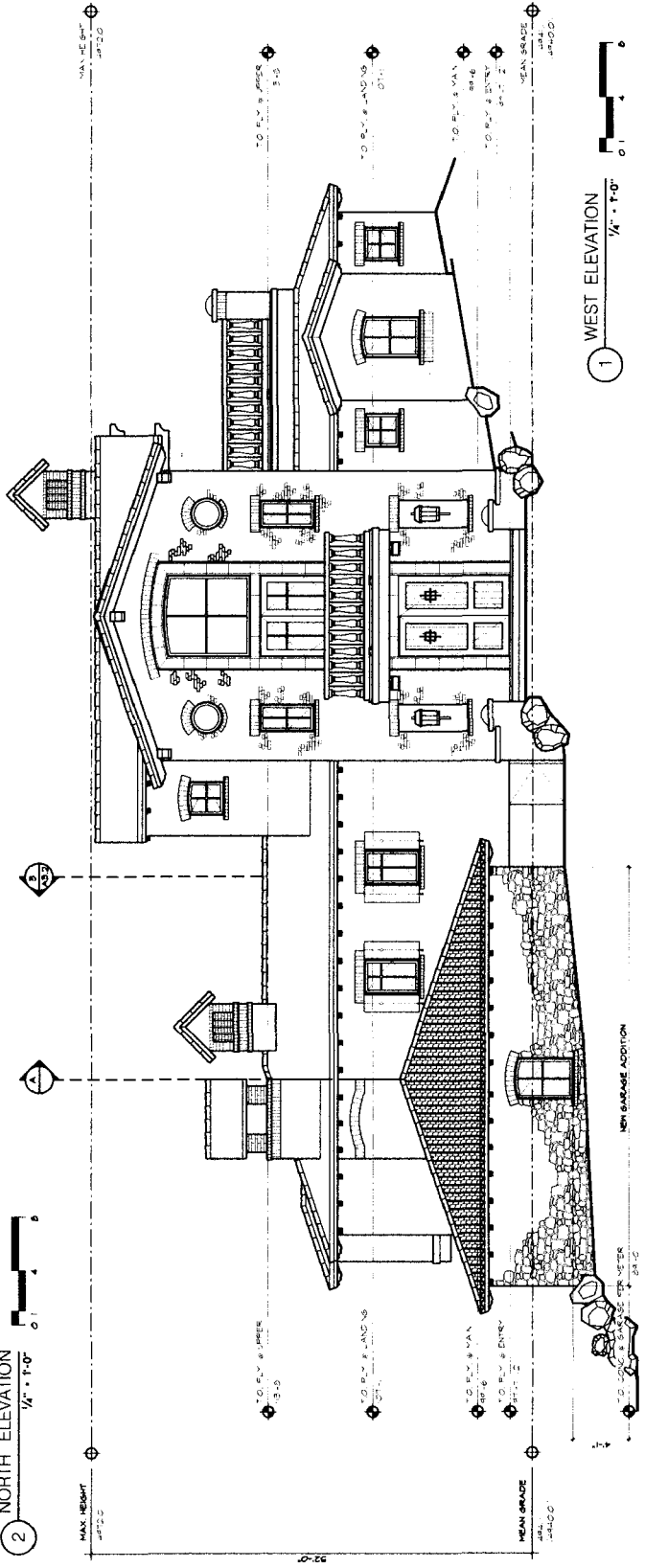
330 RED RIDGE COURT  
 REDLANDS MESA  
 GRAND JUNCTION, COLORADO

DATE	DESCRIPTION
10/15/13	ISSUE FOR PERMITS
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10/15/13	ISSUE FOR PERMITS

SHEET NO. A3.1



2 NORTH ELEVATION  
 1/4" = 1'-0"



1 WEST ELEVATION  
 1/4" = 1'-0"



REDLANDS MESA

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

July 26, 2007

Billy Dittmar  
42577 Highway 82  
Aspen, CO 81611

**RE: Preliminary Approval/Purchase of Dittmar Spec Home  
Lot 15/Block 2/Filing 2 - 330 Red Ridge Court**

Dear Billy,

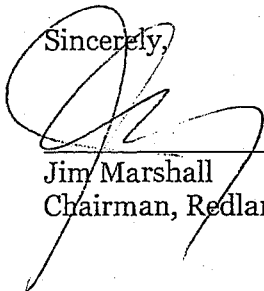
Mr. & Mrs. Robert Johnson, who are considering the purchase of above said lot from you, presented preliminary plans prepared by Marc Maurer and distributed by Marc to the DRC Board at the meeting held on July 25, 2007.

The Johnson's are seeking approval from the DRC for a garage addition or addition(s) including a pool. The intent is to provide a lower level, single story continuing the architectural motif and detail to harmonize with the existing structure.

The DRC has approved this preliminary request based on the fact that the Johnson's have agreed to be compliant with the design guidelines for the Redlands Mesa Community. They are aware of the site conditions and any addition will have to continue the existing course of development for the site, taking drainage issues into consideration as the design is further refined.

We shall look forward to the Johnson's joining our community and will await plans upon the closing of said home.

Sincerely,



---

Jim Marshall  
Chairman, Redlands Mesa Design Review Committee

copy: Robert Johnson, Linda Afman, Marc Maurer, Craig Roberts, Jody Motz, and Beth Morris.