

FEE \$	10
TCP \$	1589
SIF \$	460

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

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

Building Address 2315 W. Ridge Blvd.  
 Parcel No. 2945-203-52-001  
 Subdivision Redlands Mead #3  
 Filing 3 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4900  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4900  
 Height of Proposed Structure 28'

**OWNER INFORMATION:**

Name Linda Jardine  
 Address 2613 Gadsby, PL  
 City / State / Zip Alexandria VA 22311

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name LGD Construction  
 Address P.O. Box 1925  
 City / State / Zip G.S. Co 81502  
 Telephone 250 9614

**\*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 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 20 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' 49% elevation Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval PH  
 (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 12-10-07

Department Approval PH Bayleen Henderson Date 12-11-07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20800

Utility Accounting [Signature] Date 12-11-07

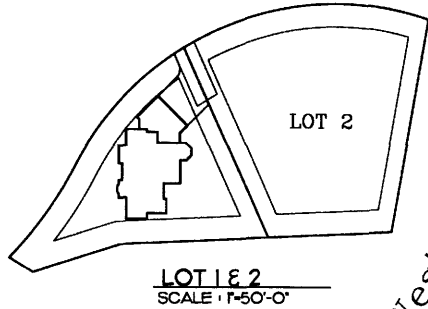
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SHEET INDEX	
A1	SITE PLAN/ COVER SHEET
A2	LOWER LEVEL FLOOR PLAN
A3	MAIN LEVEL FLOOR PLAN
A4	UPPER LEVEL FLOOR PLAN
A5	WEST & SOUTH ELEVATIONS
A6	EAST & NORTH ELEVATIONS
A7	ROOF PLAN & TYPICAL SECTION

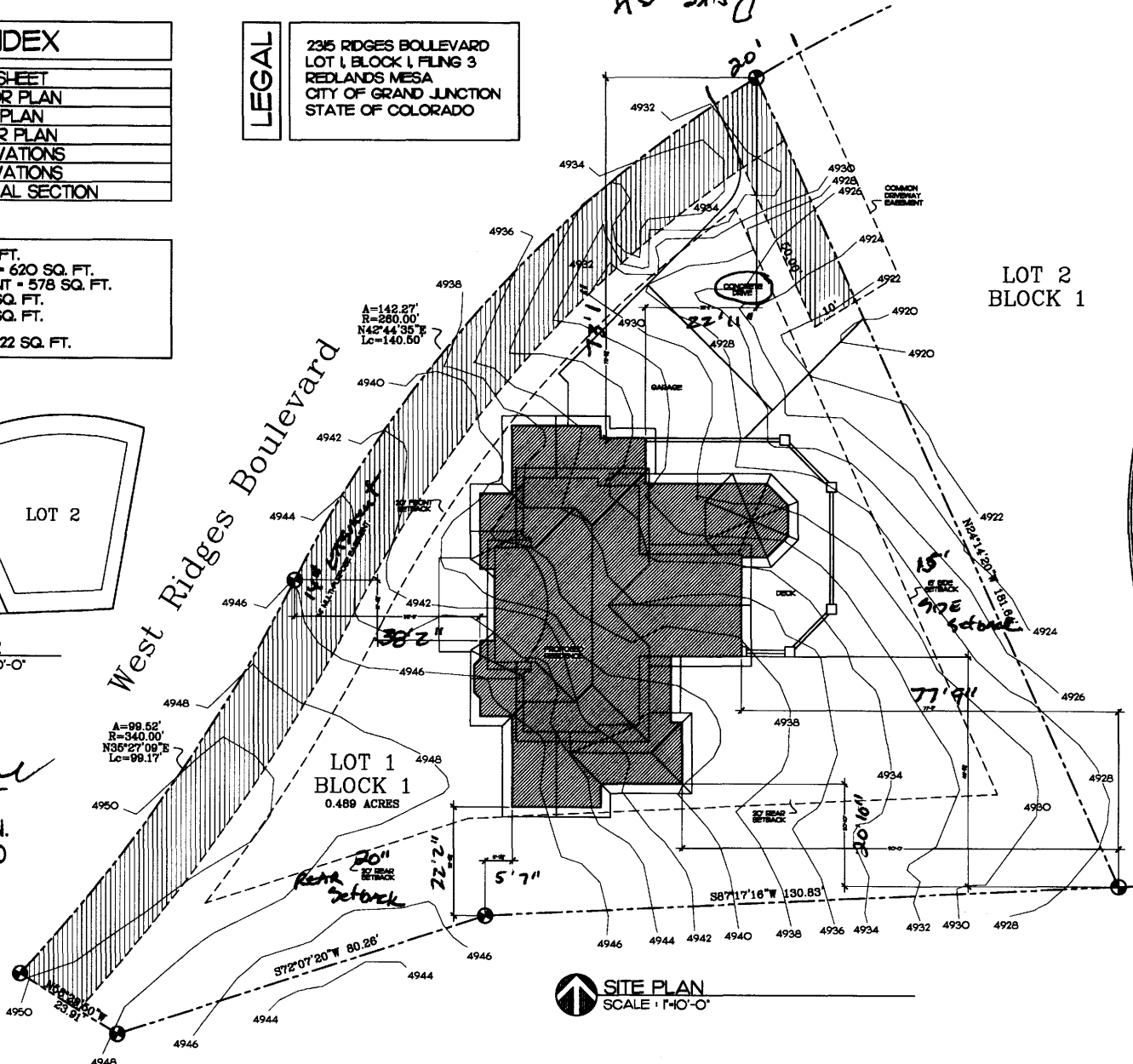
SG. FT.	
	GARAGE - 1006 SQ. FT.
	FINISHED BASEMENT - 620 SQ. FT.
	UNFINISHED BASEMENT - 578 SQ. FT.
	MAIN LEVEL - 3,344 SQ. FT.
	UPPER LEVEL - 958 SQ. FT.
	TOTAL FINISHED - 4,922 SQ. FT.

**LEGAL**

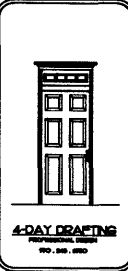
2315 RIDGES BOULEVARD  
 LOT 1, BLOCK 1, FILING 3  
 REDLANDS MESA  
 CITY OF GRAND JUNCTION  
 STATE OF COLORADO



12-11-07  
 ACCEPTED *[Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



**SITE PLAN**  
 SCALE: 1"=40'-0"



SINGLE FAMILY RESIDENCE FOR LINDA L. JARDINE  
 2315 RIDGES BOULEVARD  
 LOT 1, BLOCK 1, FILING 3, REDLANDS MESA  
 GRAND JUNCTION, CO.

DESIGNED BY: DAVID WATSON  
 DRAWN BY: DAVID WATSON  
 SHEET NO.: **A1**  
 DATE: JUNE 30, 07

**SITE PLAN/COVER SHEET**