

~~DEFERRED FEES~~

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 10-0785

060732 073543
CONF

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

PCR-2011-132

Building Address 343 Redlands Mesa Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945 204 61 008 ⁸⁵⁰⁷ Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4900
 Subdivision Redlands Mesa Sq. Ft. of Lot / Parcel 25,264.8
 Filing 7 Block 1 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6400
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name Lee Redington
 Address 1256 Wolf Cr Ct
 City / State / Fruta CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Zag Built
 Address PO Box 577
 City / State / Grand Jct CO 81502
 Telephone 970 257 0171

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (MH/D)
 Other (please specify): _____

PAID
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FEES DEFERRED
 APR 28 2011

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 PLANNING STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL Rear <u>20'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement <u>2 Site Specific Grading + Drains</u>
Voting District <u>A</u> Driveway Location Approval <u>gid</u> (Engineer's Initials)	Special Conditions <u>Plans by Eng. required. Engineered foundation required. GRADING PLAN OK - EH</u>

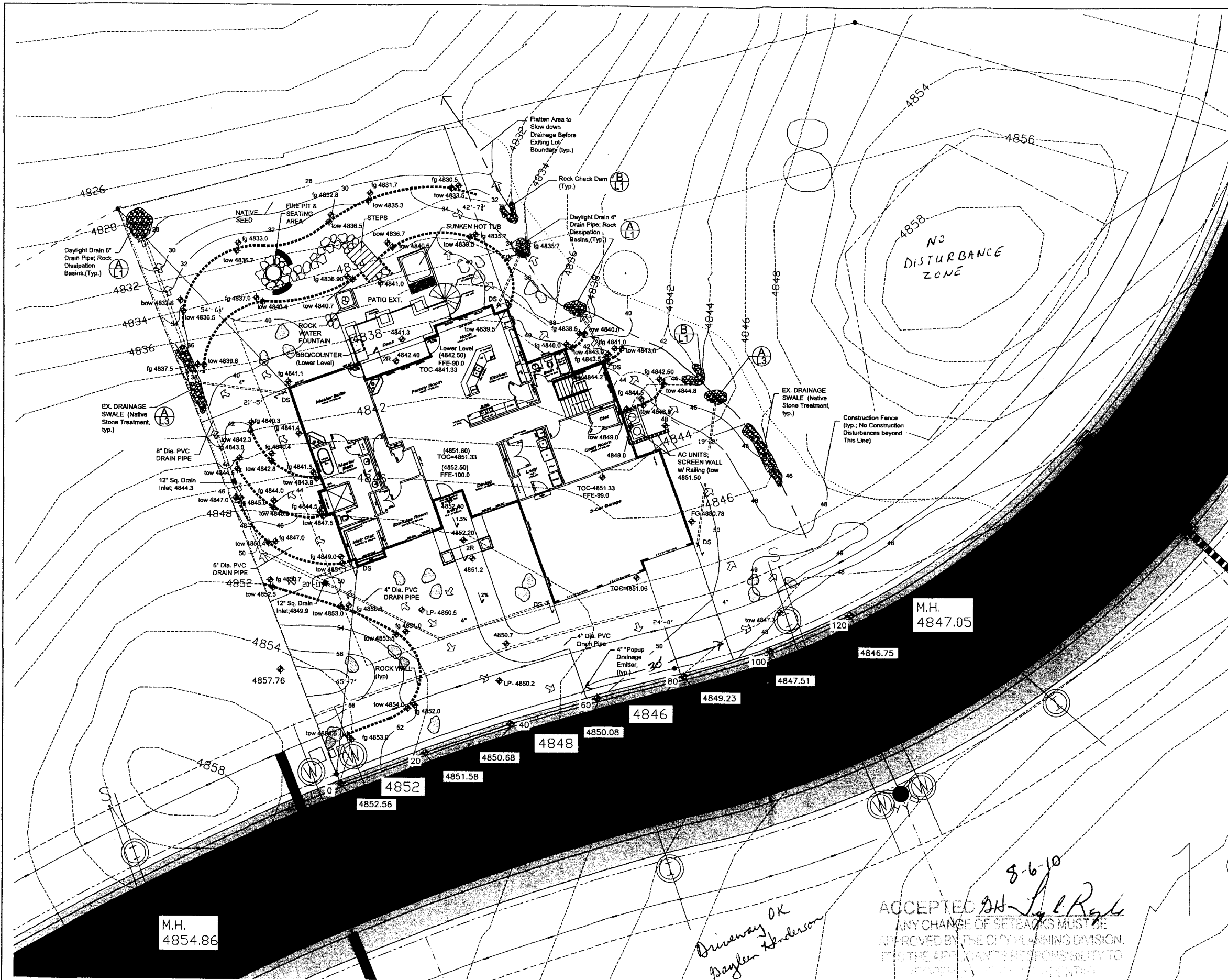
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 8-6-10
 Planning Approval [Signature] Date 8-6-10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21737</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/6/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



DRAWN BY: M.G.
 CHECKED BY: M.G.
 DATE: 5/18/2010
 SCALE: 1"=20'-0"

JOB#: 2010-06
 ACAD FILES:
 343 Redlands Mesa Dr-L.dwg

REVISIONS:

DATE:	BY:
3/26/10 REV1	M.G.
5/18/10 REV2	M.G.
7/12/10 CD SET	M.G.

SITE & GRADING PLAN
REDINGTON RESIDENCE
 343 REDLANDS MESA DRIVE, GRAND JUNCTION, COLORADO

GENERAL SITE NOTES:

1. ALL ELEVATIONS SHOWN ON THIS DRAWING ARE TAKEN FROM EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY THE DEVELOPER'S PROJECT ENGINEER AND ARE FOR DESIGN INTENT ONLY. ALL FINAL ELEVATIONS SHALL BE FIELD VERIFIED FROM ACTUAL SURVEY DATA FOR ACCURACY.

LEGEND:

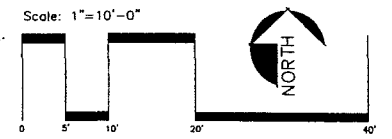
- NATIVE BOULDER
- DRY STACKED NATIVE ROCK RETAINING WALL
- FLAGSTONE PCS. STEPPING STONES
- EX. JUNIPER TREE
- PROPOSED ROOF DRAIN (DOWN SPOUT LOCATION)
- DRAINAGE ARROW
- CONSTRUCTION FENCE & DISTURBANCE LINE

Landscape Specialties of G.L. Inc.

751 Horizon Ct., Suite 256
 Grand Junction, CO 81506
 Phone: (970) 243-4147
 Fax: (970) 257-1966
 www.landscapegl.com

8-6-10
 ACCEPTED *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.

*Driveway OK
 Douglas Anderson*



SHEET
L1
 OF 3 SHEETS

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