

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. A

Building Address 2355 Yellow Cat Ct
~~Lot 9 Redlands Mesa~~
Parcel No. 2945-203-54-009
~~Yellow Cat Court Lot 9~~
Subdivision Redlands Mesa
Filing 5 Block 2 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed
Sq. Ft. of Lot / Parcel 29185
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
Height of Proposed Structure

OWNER INFORMATION:

Name W+S LLC
Address 11385 Bowditch Park Rd
City / State / Zip Montrose Colo 81401

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ultimate Design LLC
Address 11385 Bowditch Park Rd
City / State / Zip Montrose Colo 81401
Telephone 970 249-3025

***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 <u>35%</u>
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO <u> </u>
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> </u>
Voting District <u>A</u>	Driveway Location Approval <u>EH</u> (Engineer's Initials)

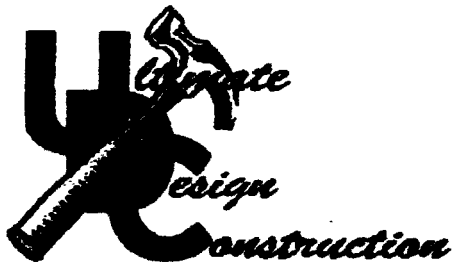
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 R. Paul Smith Date 1-6-05
Department Approval NA Kyle Henderson Date 1-12-05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>17860</u>
Utility Accounting <u>D Overholt</u>	Date <u>1/12/05</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)



FAX COVER SHEET

Ultimate Design & Construction, LLC

11385 Bostwick Park Road

Montrose, Colorado 81401

Phone/Fax: (970) 249-3025

Cell: Paul (970) 596-3860

TO: NISHI

COMPANY: Building Dept

PHONE: 244-1430

FAX: 256-4031

NO OF PAGES: 3
(Including Cover Sheet)

COMMENTS: NISHI,

I sent 1 copy with

Driveway drawn & 1 copy without.

IF you need anything else, Please

Call me @ 596-3860

Thanks Paul

- SP — SITE PLAN
- SL — SITE LAYOUT PLAN
- A1 — NORTH & SOUTH ELEVATIONS
- A2 — EAST & WEST ELEVATIONS
- A3 — MAIN LEVEL FLOOR PLAN
- A3B — LOWER LEVEL FLOOR PLAN
- A4 — LOFT LEVEL FLOOR PLAN
- A5 — SECTIONS
- GS — GENERAL SPECS.
- S1 — FOUNDATION PLAN
- S1A — FOUNDATION PADS & MISC. DIMENSIONS
- S2 — FOUNDATION DETAILS
- S2A — FOUNDATION DETAILS
- S3 — MAIN LEVEL FLOOR FRAMING PLAN
- S4 — LOFT LEVEL FLOOR FRAMING PLAN
- S5 — ROOF FRAMING PLAN
- S6 — FIREPLACE DETAILS



L A I D O U T B Y D I M E N S I O N S .

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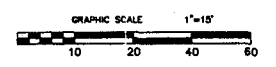
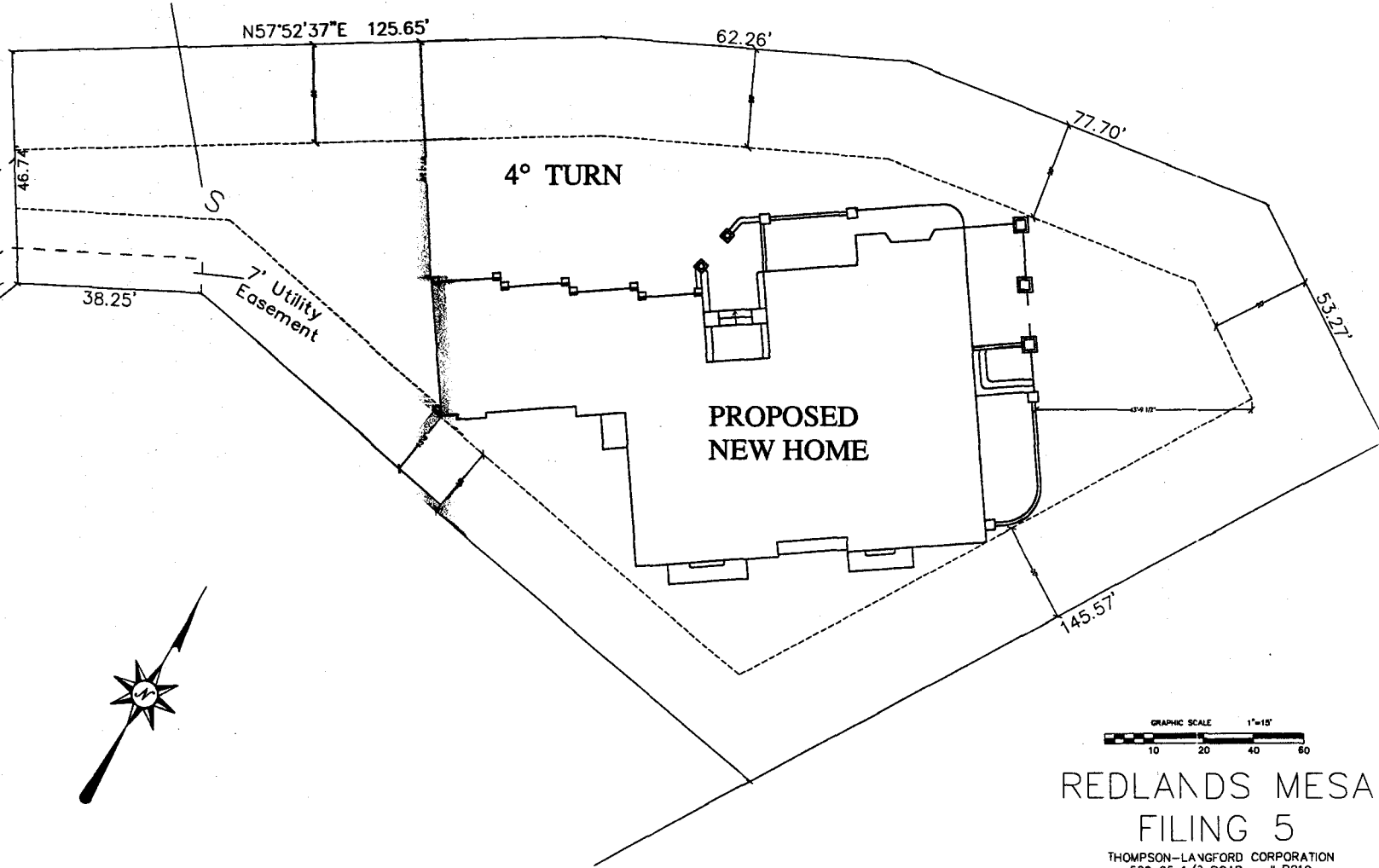
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A L L T O B E I N S T A L L E D A C C O R D I N G

(C) - 2000 EDITION

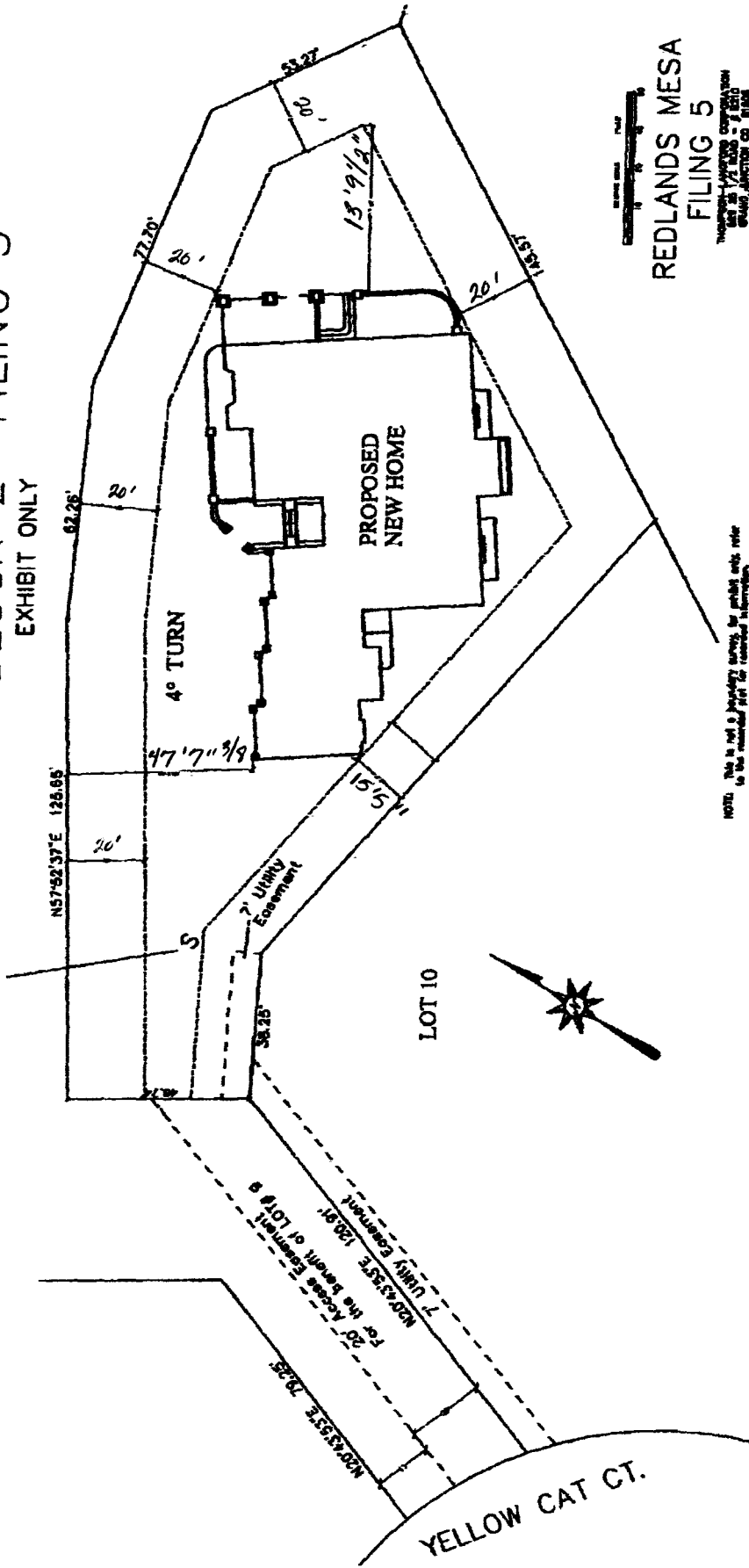
← 16' →



REDLANDS MESA
FILING 5

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B210

LOT 9 BLOCK 2 FILING 5 EXHIBIT ONLY



NOTE: This is not a building survey, for utility work refer to the standard plat for detailed information.



REDLANDS MESA FILING 5

THE STATE OF ARIZONA
COUNTY OF MARICOPA
RECORDS & CLERK
OFFICE
1000 WEST WASHINGTON
PHOENIX, ARIZONA 85003
DATE: MAR 18, 2005

YELLOW CAT CT.