

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 4100.00

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

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

Building Address 2332 West Ridges Blvd  
 Parcel No. 2945-203-56-004  
 Subdivision REDLANDS MESA SUB  
 Filing 5 Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4000 ±  
 Sq. Ft. of Lot / Parcel 1/2 ACRE LOT  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 10500 ±  
 Height of Proposed Structure 21'-0"

**OWNER INFORMATION:**

Name STACEY & Melissa Cook  
 Address 406 Ridgeway Dr  
 City / State / Zip 6. Jct, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name STEVE RENSTROM BENCHMARK  
 Address 1959 Broadway  
 City / State / Zip 6. Jct. CO 81503  
 Telephone 970-250-7700

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): CUSTOM

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 30' 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 [Signature]  
 (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 3-2-06  
 Department Approval [Signature] Date 3-6-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15898</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/7/06</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)

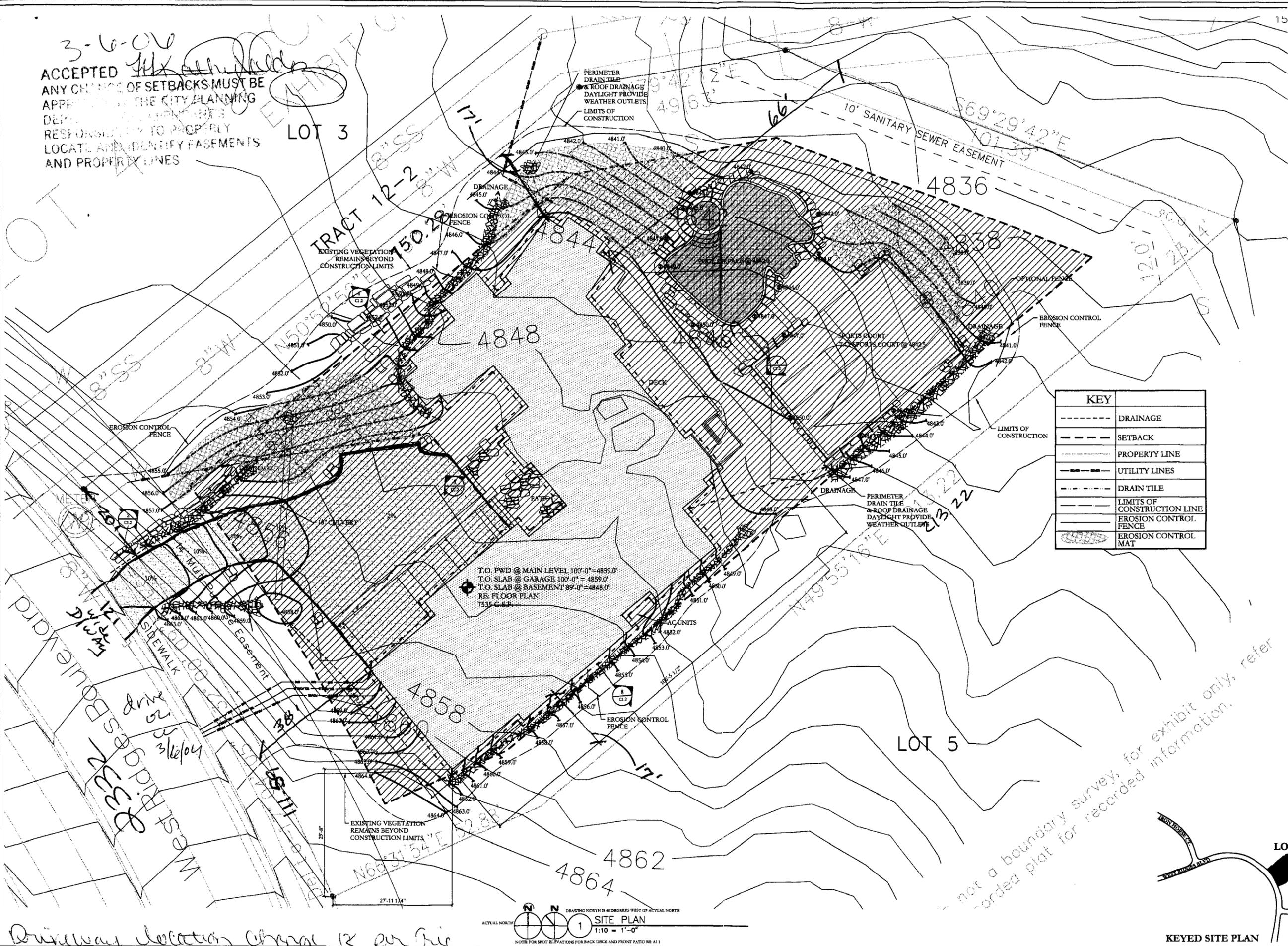
3-6-06  
 ACCEPTED *[Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

**CENTRE SKY ARCHITECTURE, LTD.**

ARCHITECTURE & PLANNING

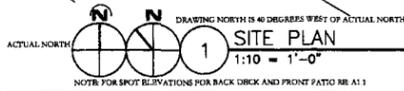
COLORADO:  
 18931 EAGLE CREST LANE  
 PARKER, COLORADO 80134  
 P: 303.898.0900  
 F: 303.898.2299

MONTANA:  
 11 LONE PEAK DRIVE, UNIT #206  
 BIG SKY, MONTANA 59716  
 P: 406.955.7572  
 F: 406.955.7477  
 www.centresky.com



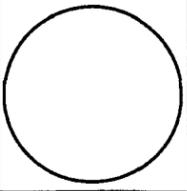
KEY	
	DRAINAGE
	SETBACK
	PROPERTY LINE
	UTILITY LINES
	DRAIN TILE
	LIMITS OF CONSTRUCTION LINE
	EROSION CONTROL FENCE
	EROSION CONTROL MAT

T.O. PWD @ MAIN LEVEL 100'-0" = 4859.0'  
 T.O. SLAB @ GARAGE 100'-0" = 4859.0'  
 T.O. SLAB @ BASEMENT 89'-0" = 4848.0'  
 RE: FLOOR PLAN 7535 C & D



2945-203-56-004

**COOK VILLA**  
 REDLANDS MESA LOT 4 BLOCK 5  
 GRAND JUNCTION, COLORADO

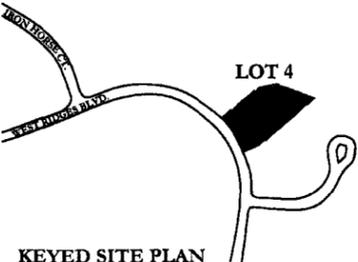


Issued For	Date
100% Schematic Design	12/30/05
100% Design Dev.	01/13/06
Building Permit Set	02/01/06
100% Const. Docs.	

Drawn By *N. Albers*  
 Date 01/13/06  
 Project # 0521.00  
 Phase 100% S.D.  
 Sheet

**C1.1**

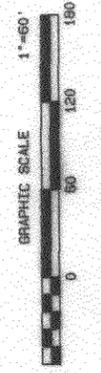
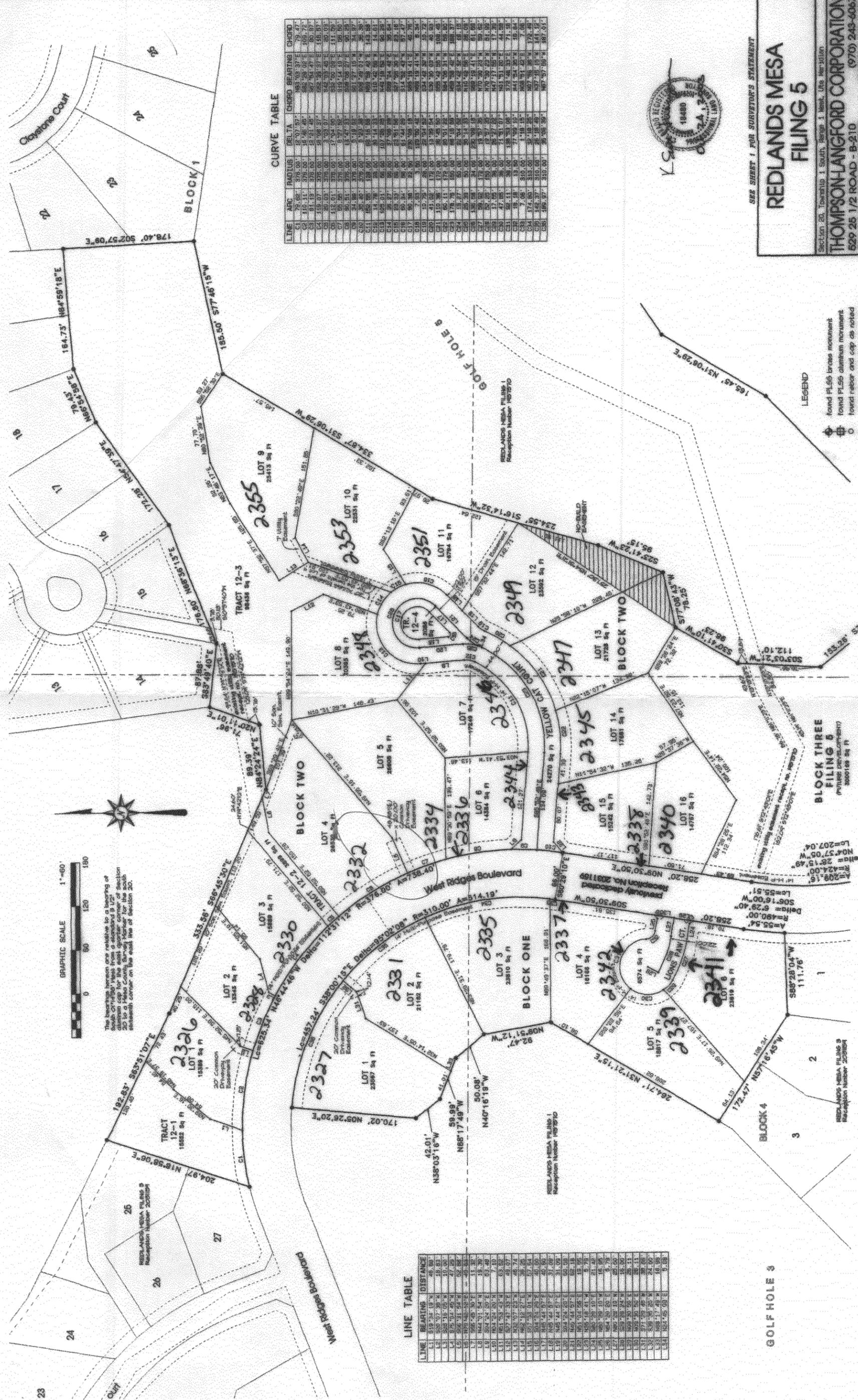
Site Plan



not a boundary survey, for exhibit only, refer to recorded plat for recorded information.

*Driveway location change 12 per file  
 data. Don't have to use driveway cont. 3-6-06*

# REDLANDS MESA - FILING 5



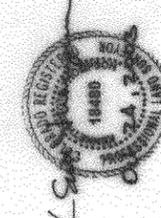
The bearings herein are relative to a bearing of South 07°14'30" West from a standard 9 1/2" aluminum cap for the mark greater corner of Section 20 to a 2 1/2" aluminum cap for the mark at the southeast corner of the east line of Section 20.

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD	BEARING	CHORD
C1	75.00	375.00	12.07	97.97	S85°03'37"E	75.47
C2	110.11	550.55	18.46	146.87	S82°29'02"E	109.72
C3	151.11	755.55	27.69	211.25	S79°51'47"E	148.97
C4	197.07	985.00	39.69	297.37	S77°33'37"E	202.03
C5	247.00	1235.00	54.60	407.00	S75°15'27"E	270.00
C6	300.00	1500.00	72.00	540.00	S73°00'00"E	350.00
C7	355.00	1775.00	91.50	705.00	S70°50'00"E	450.00
C8	410.00	2050.00	112.00	890.00	S68°50'00"E	570.00
C9	465.00	2325.00	133.50	1095.00	S67°00'00"E	710.00
C10	520.00	2600.00	156.00	1320.00	S65°20'00"E	870.00
C11	575.00	2875.00	179.50	1565.00	S63°50'00"E	1050.00
C12	630.00	3150.00	204.00	1830.00	S62°30'00"E	1250.00
C13	685.00	3425.00	229.50	2115.00	S61°20'00"E	1470.00
C14	740.00	3700.00	256.00	2420.00	S60°20'00"E	1710.00
C15	795.00	3975.00	283.50	2745.00	S59°30'00"E	2000.00
C16	850.00	4250.00	312.00	3090.00	S58°50'00"E	2350.00
C17	905.00	4525.00	341.50	3455.00	S58°20'00"E	2770.00
C18	960.00	4800.00	372.00	3840.00	S57°50'00"E	3270.00
C19	1015.00	5075.00	403.50	4245.00	S57°30'00"E	3850.00
C20	1070.00	5350.00	436.00	4670.00	S57°20'00"E	4510.00
C21	1125.00	5625.00	469.50	5115.00	S57°15'00"E	5250.00
C22	1180.00	5900.00	504.00	5580.00	S57°15'00"E	6070.00
C23	1235.00	6175.00	539.50	6065.00	S57°15'00"E	7000.00
C24	1290.00	6450.00	576.00	6570.00	S57°15'00"E	8050.00
C25	1345.00	6725.00	613.50	7095.00	S57°15'00"E	9230.00
C26	1400.00	7000.00	652.00	7640.00	S57°15'00"E	10550.00
C27	1455.00	7275.00	691.50	8205.00	S57°15'00"E	12020.00
C28	1510.00	7550.00	732.00	8790.00	S57°15'00"E	13650.00
C29	1565.00	7825.00	773.50	9395.00	S57°15'00"E	15450.00
C30	1620.00	8100.00	816.00	10020.00	S57°15'00"E	17420.00
C31	1675.00	8375.00	859.50	10665.00	S57°15'00"E	19570.00
C32	1730.00	8650.00	904.00	11330.00	S57°15'00"E	21900.00
C33	1785.00	8925.00	949.50	12015.00	S57°15'00"E	24420.00
C34	1840.00	9200.00	996.00	12720.00	S57°15'00"E	27150.00
C35	1895.00	9475.00	1043.50	13445.00	S57°15'00"E	30100.00
C36	1950.00	9750.00	1092.00	14190.00	S57°15'00"E	33280.00
C37	2005.00	10025.00	1141.50	14955.00	S57°15'00"E	36700.00
C38	2060.00	10300.00	1192.00	15740.00	S57°15'00"E	40370.00
C39	2115.00	10575.00	1243.50	16545.00	S57°15'00"E	44300.00
C40	2170.00	10850.00	1296.00	17370.00	S57°15'00"E	48500.00
C41	2225.00	11125.00	1349.50	18215.00	S57°15'00"E	52980.00
C42	2280.00	11400.00	1404.00	19080.00	S57°15'00"E	57750.00
C43	2335.00	11675.00	1459.50	19965.00	S57°15'00"E	62820.00
C44	2390.00	11950.00	1516.00	20870.00	S57°15'00"E	68200.00
C45	2445.00	12225.00	1573.50	21795.00	S57°15'00"E	73900.00
C46	2500.00	12500.00	1632.00	22740.00	S57°15'00"E	79930.00
C47	2555.00	12775.00	1691.50	23705.00	S57°15'00"E	86300.00
C48	2610.00	13050.00	1752.00	24690.00	S57°15'00"E	93030.00
C49	2665.00	13325.00	1813.50	25695.00	S57°15'00"E	100150.00
C50	2720.00	13600.00	1876.00	26720.00	S57°15'00"E	107680.00
C51	2775.00	13875.00	1939.50	27765.00	S57°15'00"E	115630.00
C52	2830.00	14150.00	2004.00	28830.00	S57°15'00"E	124010.00
C53	2885.00	14425.00	2069.50	29915.00	S57°15'00"E	132840.00
C54	2940.00	14700.00	2136.00	31020.00	S57°15'00"E	142140.00
C55	2995.00	14975.00	2203.50	32145.00	S57°15'00"E	151920.00
C56	3050.00	15250.00	2272.00	33290.00	S57°15'00"E	162190.00
C57	3105.00	15525.00	2341.50	34455.00	S57°15'00"E	172960.00
C58	3160.00	15800.00	2412.00	35640.00	S57°15'00"E	184240.00
C59	3215.00	16075.00	2483.50	36845.00	S57°15'00"E	196050.00
C60	3270.00	16350.00	2556.00	38070.00	S57°15'00"E	208500.00
C61	3325.00	16625.00	2629.50	39315.00	S57°15'00"E	221610.00
C62	3380.00	16900.00	2704.00	40580.00	S57°15'00"E	235400.00
C63	3435.00	17175.00	2779.50	41865.00	S57°15'00"E	249890.00
C64	3490.00	17450.00	2856.00	43170.00	S57°15'00"E	265110.00
C65	3545.00	17725.00	2933.50	44495.00	S57°15'00"E	281080.00
C66	3600.00	18000.00	3012.00	45840.00	S57°15'00"E	297830.00
C67	3655.00	18275.00	3091.50	47205.00	S57°15'00"E	315290.00
C68	3710.00	18550.00	3172.00	48590.00	S57°15'00"E	333490.00
C69	3765.00	18825.00	3253.50	49995.00	S57°15'00"E	352360.00
C70	3820.00	19100.00	3336.00	51420.00	S57°15'00"E	371930.00
C71	3875.00	19375.00	3419.50	52865.00	S57°15'00"E	392230.00
C72	3930.00	19650.00	3504.00	54330.00	S57°15'00"E	413290.00
C73	3985.00	19925.00	3589.50	55815.00	S57°15'00"E	435150.00
C74	4040.00	20200.00	3676.00	57320.00	S57°15'00"E	457850.00
C75	4095.00	20475.00	3763.50	58845.00	S57°15'00"E	481430.00
C76	4150.00	20750.00	3852.00	60390.00	S57°15'00"E	505930.00
C77	4205.00	21025.00	3941.50	61955.00	S57°15'00"E	531390.00
C78	4260.00	21300.00	4032.00	63540.00	S57°15'00"E	557850.00
C79	4315.00	21575.00	4123.50	65145.00	S57°15'00"E	585260.00
C80	4370.00	21850.00	4216.00	66770.00	S57°15'00"E	613660.00
C81	4425.00	22125.00	4309.50	68415.00	S57°15'00"E	643100.00
C82	4480.00	22400.00	4404.00	70080.00	S57°15'00"E	673630.00
C83	4535.00	22675.00	4499.50	71765.00	S57°15'00"E	705300.00
C84	4590.00	22950.00	4596.00	73470.00	S57°15'00"E	738160.00
C85	4645.00	23225.00	4693.50	75195.00	S57°15'00"E	772270.00
C86	4700.00	23500.00	4792.00	76940.00	S57°15'00"E	807680.00
C87	4755.00	23775.00	4891.50	78705.00	S57°15'00"E	844450.00
C88	4810.00	24050.00	4992.00	80490.00	S57°15'00"E	882630.00
C89	4865.00	24325.00	5093.50	82295.00	S57°15'00"E	922280.00
C90	4920.00	24600.00	5196.00	84120.00	S57°15'00"E	963460.00
C91	4975.00	24875.00	5300.00	85965.00	S57°15'00"E	1006140.00
C92	5030.00	25150.00	5405.00	87830.00	S57°15'00"E	1050380.00
C93	5085.00	25425.00	5511.00	89715.00	S57°15'00"E	1096250.00
C94	5140.00	25700.00	5618.00	91620.00	S57°15'00"E	1143730.00
C95	5195.00	25975.00	5726.00	93545.00	S57°15'00"E	1192890.00
C96	5250.00	26250.00	5835.00	95490.00	S57°15'00"E	1243700.00
C97	5305.00	26525.00	5945.00	97455.00	S57°15'00"E	1296230.00
C98	5360.00	26800.00	6056.00	99440.00	S57°15'00"E	1350540.00
C99	5415.00	27075.00	6168.00	101445.00	S57°15'00"E	1406700.00
C100	5470.00	27350.00	6281.00	103470.00	S57°15'00"E	1464780.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°24'18"W	45.00
L2	S59°37'35"W	15.83
L3	S10°15'00"W	17.10
L4	S82°31'42"W	62.80
L5	S75°42'15"W	48.50
L6	S44°30'00"E	11.30
L7	N44°31'54"W	15.30
L8	S04°24'50"E	63.40
L9	N63°24'30"W	7.10
L10	N63°24'30"W	7.10
L11	S73°35'38"W	59.00
L12	S73°35'38"W	59.00
L13	N33°07'03"W	26.74
L14	S62°10'27"E	36.20
L15	S52°53'01"W	57.84
L16	S04°24'50"E	40.50
L17	N85°44'57"E	40.50
L18	N45°24'57"E	31.00
L19	S04°24'50"E	50.00
L20	N33°07'03"W	15.10
L21	N55°18'41"W	8.70
L22	S60°20'00"E	21.40
L23	N60°20'00"E	16.00
L24	N60°20'00"E	16.00
L25	N60°20'00"E	9.70
L26	N60°20'00"E	27.00
L27	N60°20'00"E	10.00
L28	N60°20'00"E	20.11
L29	N60°20'00"E	30.43
L30	N60°20'00"E	30.43
L31	S50°20'00"E	24.00
L32	S50°20'00"E	16.00
L33	N60°20'00"E	16.00
L34	N24°45'00"E	9.00



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## REDLANDS MESA FILING 5

Section 20, Township 1 South, Range 1 West, 10th Meridian  
**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-4067  
 Grand Junction CO 81505 [tlc@tlcwest.com](mailto:tlc@tlcwest.com)  
 S:\Survey\0266 Redlands Filing 5\Drawings\00  
 Drawn: JAO Checked: JAO Date: Oct. 24, 2005 Sheet: 2 of 5

LEGEND

- ⊕ found PL55 brass monument
- ⊙ found PL55 aluminum monument
- ⊙ found rebar end cap as noted
- ⊙ calculated position - no monument
- ⊙ set 2" x 4" rebar/aluminum cap PL5 18480

BLOCK THREE FILING 5 (PULVER DEMONSTRATION) 300168 sq ft

REDLANDS MESA FILING 5 (PULVER DEMONSTRATION) 202084

GOLF HOLE 3