

FEE \$	10.00
TCP \$	39.00
SIF \$	460.00

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

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

Building Address 2345 Yellow Cat Court  
 Parcel No. 2945-203-56-014  
 Subdivision Redlands Mesa  
 Filing 5 Block 2 Lot 14

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5438  
 Sq. Ft. of Lot / Parcel 17,681  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 6185  
 Height of Proposed Structure 32'

**OWNER INFORMATION:**

Name Jim Lindsey  
 Address 2349 Yellow Cat Court  
 City / State / Zip GS, CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Conquest Construction  
 Address 1111 S. 12th Street  
 City / State / Zip GS, CO 81501  
 Telephone (970) 243-1242

\*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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>A</u>	<u>Retaining walls approved in setbacks</u>
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).

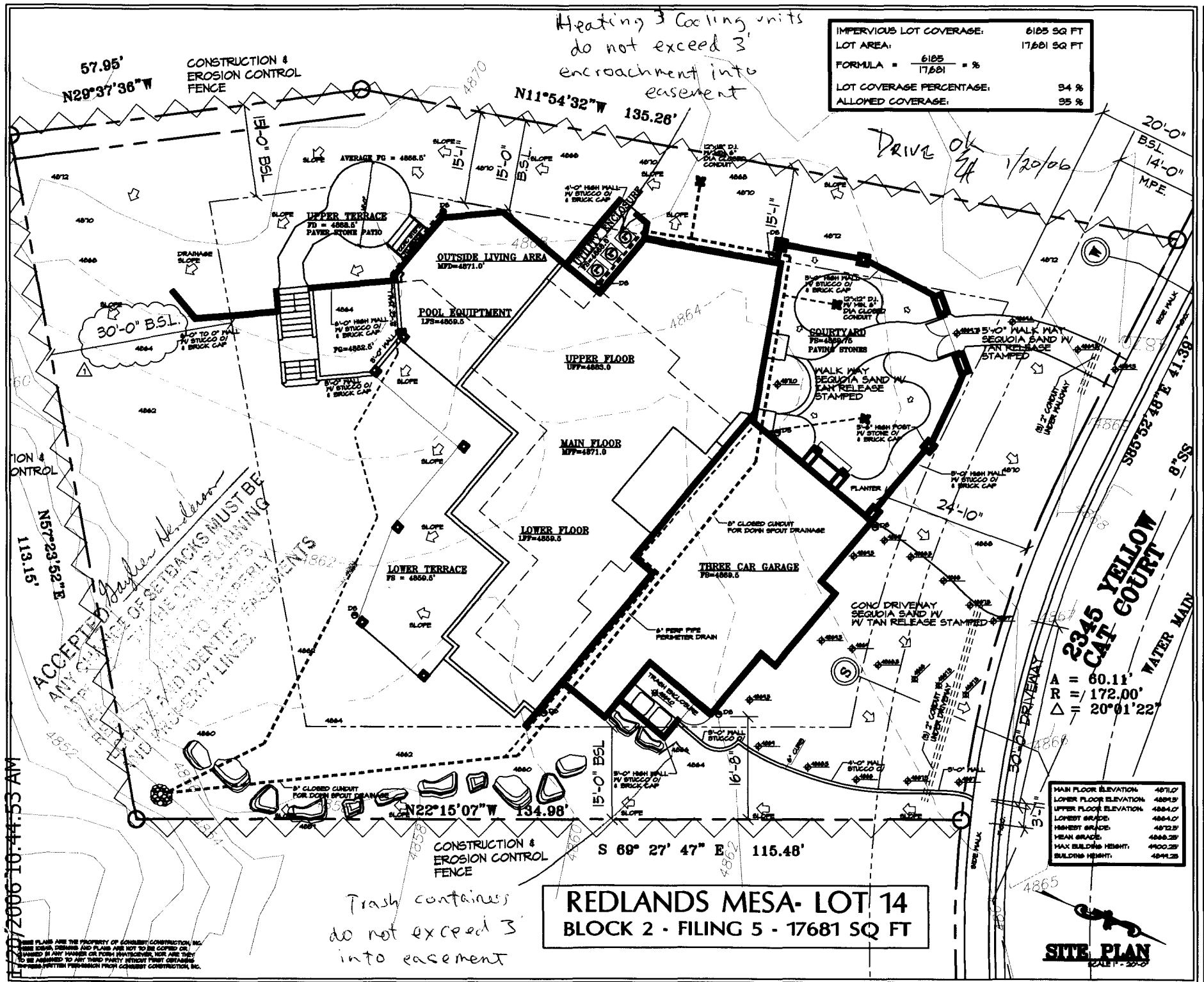
Applicant Signature James Black Date 12-15-05  
 Department Approval Gayleen Henderson Date 1-23-06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>1873</u>
Utility Accounting <u>D Overholt</u>	Date <u>1/23/06</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)

Heating & Cooling units do not exceed 3' encroachment into easement

IMPERVIOUS LOT COVERAGE:	6185 SQ FT
LOT AREA:	17681 SQ FT
FORMULA = $\frac{6185}{17681} = \%$	
LOT COVERAGE PERCENTAGE:	34 %
ALLOWED COVERAGE:	35 %



**REDLANDS MESA- LOT 14**  
**BLOCK 2 - FILING 5 - 17681 SQ FT**

MAIN FLOOR ELEVATION:	4871.0
LOWER FLOOR ELEVATION:	4858.5
UPPER FLOOR ELEVATION:	4884.0
LOWEST GRADE:	4864.0
HIGHEST GRADE:	4872.8
MEAN GRADE:	4866.28
MAX BUILDING HEIGHT:	4900.28
BUILDING HEIGHT:	4894.28

**SITE PLAN**  
 SCALE 1" = 30'-0"

REVISIONS


**CONQUEST**  
 PK 9703431242  
 PH 9703431242  
 FAX 9703431279  
 1111 S. 12th Street • Grand Junction, CO 81501

PROJECT NO: 2345 YELLOW CAT COURT - LOT 14  
 SPEC HOUSE 2345 YELLOW CAT COURT - LOT 14  
 REDLANDS MESA LOT 35

DATE: 10/20/06  
 SCALE:  
 NOTED:  
 DRAWN BY: S. CORRETT  
 JOB NO: 2008  
 SHEET NO:  
**SITE**

2006 10:44:53 AM

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Trash containers do not exceed 3' into easement

ACCEPTED BY THE CITY OF GRAND JUNCTION, COLORADO  
 ANY CHANGES TO THESE PLANS MUST BE MADE IN WRITING AND IDENTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT

*Drive ok 1/20/06*

113.16' N57°23'52"E

57.95' N29°37'36"W

N11°54'32"W 135.26'

S 89° 27' 47" E 115.48'

N22°15'07"W 134.98'

A = 60.11'  
 R = 172.00'  
 Δ = 20°01'22"

**2345 YELLOW CAT COURT**  
 WATER MAIN

CONSTRUCTION & EROSION CONTROL FENCE

CONSTRUCTION & EROSION CONTROL FENCE