

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

10694-5772

Building Address 2245 Yellow Cat Court

Parcel No. 2945-203 56-014

Subdivision Redlands Mesa

Filing 5 Block 2 Lot 14

No. of Existing Bldgs 1 No. Proposed _____

Sq. Ft. of Existing Bldgs 5930 Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel 17,181 sq. ft.

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6185 sq. ft.

Height of Proposed Structure 10-galvanized pool

OWNER INFORMATION:

Name Jim Lindsey

Address 2349 Yellow Cat Court

City / State / Zip Grand Jct, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Swimming Pool Install

APPLICANT INFORMATION:

Name Conquest Construction

Address 1111 S. 12th Street

City / State / Zip Grand Jct 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>	Permanent Foundation Required: YES _____ NO <u>X</u>	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>15'</u> from PL	Rear <u>30'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>32'</u>	Voting District _____		
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).

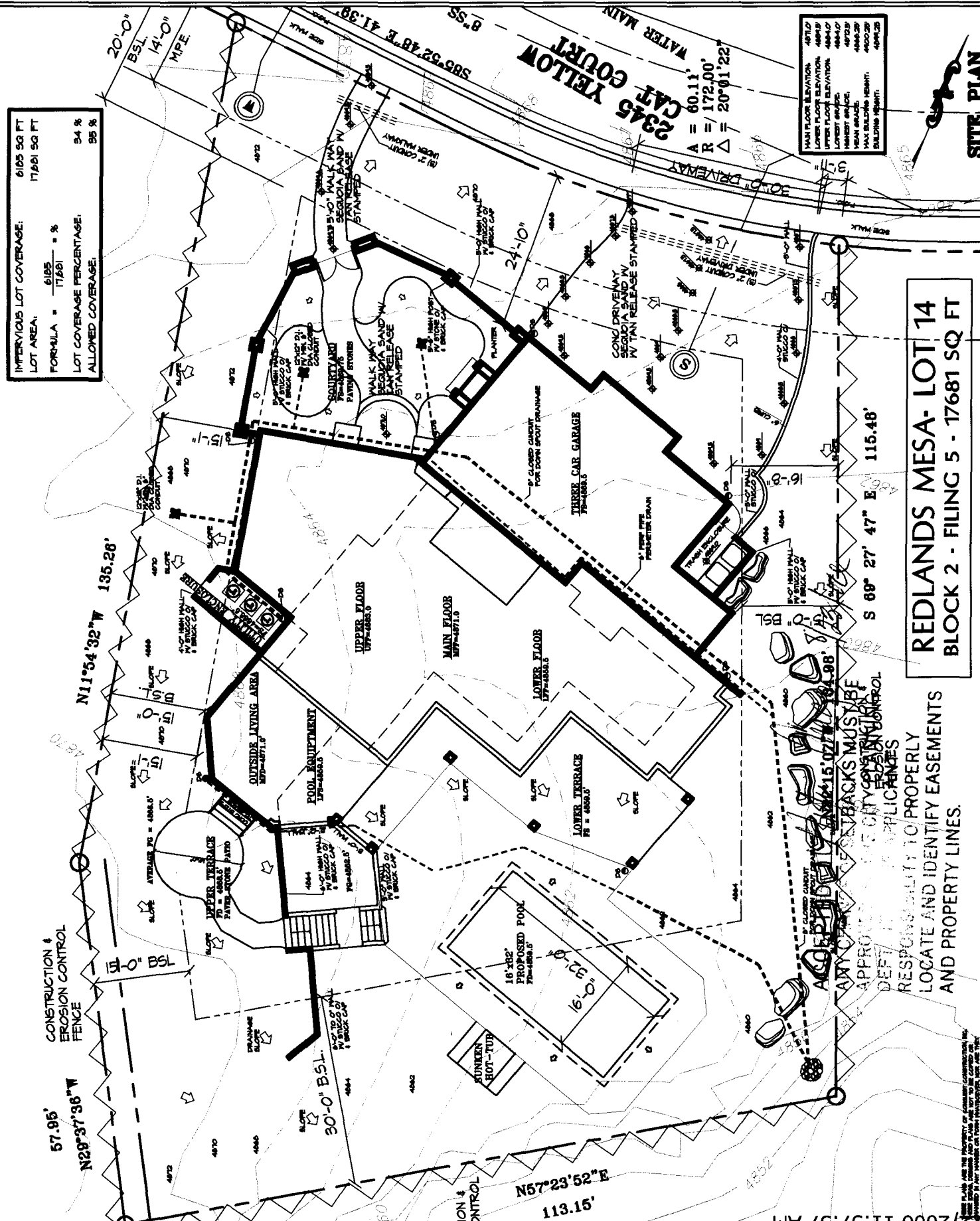
Applicant Signature Carol Lee Jasmussen Date 8-23-06

Department Approval [Signature] Date 8/23/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Pool only</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/23/06</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)



IMPERVIOUS LOT COVERAGE:
 LOT AREA: 6185 SQ FT 17681 SQ FT
 FORMULA = $\frac{6185}{17681} = \%$
 LOT COVERAGE PERCENTAGE: 94%
 ALLOWED COVERAGE: 95%

DATE	ISSUES	SCALE	DRAWN BY	CHECKED BY	TITLE	DATE	BY
4/8/07					SITE PLAN	4/8/07	
4/8/07						4/8/07	
4/8/07						4/8/07	
4/8/07						4/8/07	
4/8/07						4/8/07	
4/8/07						4/8/07	

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

SITE PLAN
 SHEET NO. 30

57.95'
 N29°37'36" W
 CONSTRUCTION &
 EROSION CONTROL
 FENCE

N11°54'32" W
 135.28'

113.15'
 N57°23'52" E

S 69° 27' 47" E
 115.48'

ANY CONSTRUCTION BACKS MUST BE APPROVED BY CITY ENGINEER AND DEPT OF PUBLIC WORKS. APPROVED FOR CITY ENGINEER AND DEPT OF PUBLIC WORKS.

RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

8/22/2006 11:57:37 AM

CONQUEST
 PH: 970.243.1242
 FAX: 970.243.1379

DESIGN FOR: SPEC HOUSE 2345 YELLOW CAT COURT - LOT 14 REDLANDS MESA LOT 35
 DATE: 4/8/07
 SCALE: AS SHOWN
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 TITLE: [blank]
 SHEET NO.: 30

REVISIONS

NO.	DATE	DESCRIPTION

THIS PLAN AND THE PROJECT OF CONSTRUCTION HEREON SHALL BE CONSIDERED AS NOT A CONTRACT UNLESS THE CONTRACT DOCUMENTS SPECIFICALLY STATE OTHERWISE. THE CONTRACT DOCUMENTS SHALL CONTROL OVER THIS PLAN IN THE EVENT OF A DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.