

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
 Community Development Department

BLDG PERMIT NO. _____

Building Address 450 Athens Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-183-12-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2351
 Subdivision Renaissance in the Redlands Sq. Ft. of Lot / Parcel 18107.7 sq ft / .42 Acres
 Filing 2 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4,661
 Height of Proposed Structure 20.5 ft

OWNER INFORMATION:

Name Michael A. Spangler
 Address 2389 1/2 Pleasant Ridge Ct
 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): _____

APPLICANT INFORMATION:

Name Ridemore Enterprises
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct CO 81505
 Telephone 970-242-7444

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Eng. foundation req'd
 Voting District "A" Driveway Location Approval RAH
 (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 11/11/05
 Department Approval [Signature] Date 12/16/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8638
 Utility Accounting D. Overholt Date 12/16/05

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)

Redlands Engineering, Inc.
1644 West Independence Ave., #2
Grand Junction, CO 81505
Phone: 970-242-4444
Fax: 970-242-7498
Redlands@redlands.net



450 ATHENS
LOT 3/BLOCK 2
#2845

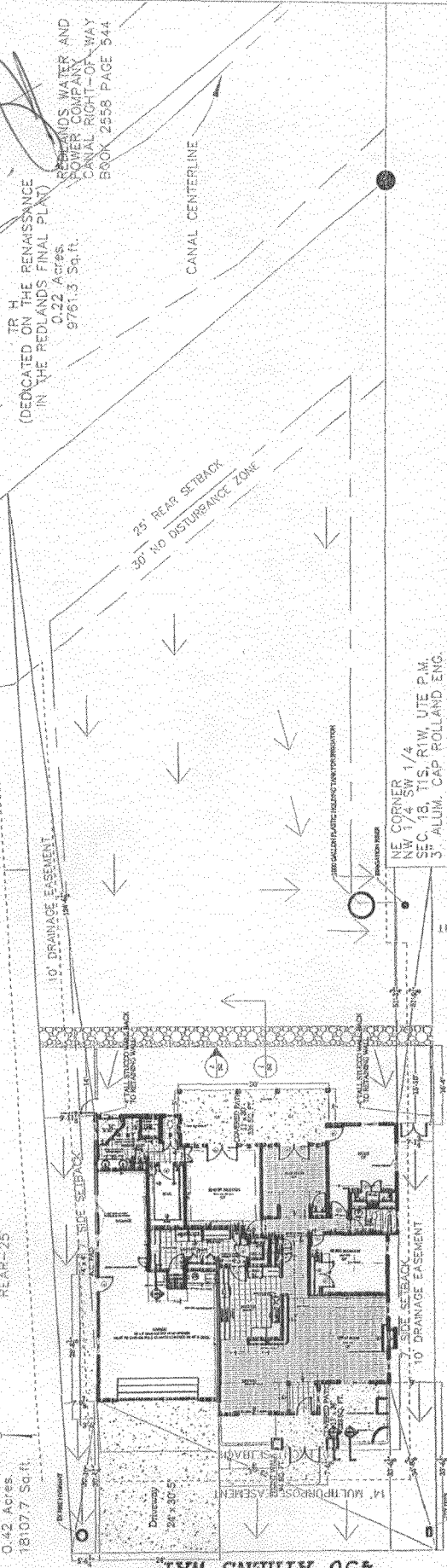
REVISIONS:	
DRAWING BY:	MELVIN ROSE
PLAN DATE:	10/31/05

PI

LOT 3
BLOCK 2
0.42 Acres
18107.7 Sq. Ft.

SETBACKS:
FRONT - 20
SIDES - 20
REAR - 25

HOUSE = 2351 SQ. FT.
GARAGE = 826 SQ. FT.



NE CORNER
NW 1/4 SW 1/4
SEC. 18, T1S, R1W, UTE P.M.
3" ALUM. CAP ROLLAND ENG.

NOTE:
NO FENCING SHALL BE ALLOWED WITHIN THE
NO-DISTURBANCE ZONE EXCEPT FOR A 2-RAIL SPLIT
RAIL FENCE ON 8 FOOT CENTERS ALONG LOT
PERIMETER (SIDE AND REAR PROPERTY LINES).

NOTE:
SITES NEAR CANAL SHOULD CHECK
SUBMERSE CONDITIONS PRIOR
TO CONSTRUCTION TO ACCOUNT
FOR SEEPAGE IN FOUNDATION DESIGN
ALL HOUSES TO BE ON ENGINEERED
FOUNDATIONS.

12/16/05
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____

1 PLOT PLAN
PI 1" = 15'

450 ATHENS WAY

ATTN: Nishi

LOT 3
BLOCK 2
0.42 Acres.
18107.7 Sq. ft.

SETBACKS:
FRONT-20'
SIDES-7'
REAR-25'

HOUSE = 2351 SQ. FT.
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DRAINAGE
←

5' on both sides
of prop. line

7' SIDE SETBACK

7' SIDE SETBACK
10' DRAINAGE EASEMENT

5' on both sides
of prop. line

prop. line

