

FEE \$ 10.00
 TCP \$ 1,500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 132 Buena Vista Dr.
 Parcel No. 2943-324-13-008
 Subdivision Red Tail Ridge
 Filing 1 Block 2 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1609
 Sq. Ft. of Lot / Parcel 9171 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3241 SF
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Ridemore Enterprises Inc.
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ridemore Enterprises, Inc.
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct CO 81505
 Telephone 342-7444

***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 X NO _____
 Side 7 from PL Rear 25 from PL Parking Requirement 2 spaces
 Maximum Height of Structure(s) 35 Special Conditions Site specific grading & drainage req. & engineered foundation
 Voting District E Driveway Location Approval RAE
 (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 11/18/05
 Department Approval [Signature] Date 12-8-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 0NSP 132
 Utility Accounting [Signature] Date 12/8/05

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)

LOT 8
BLOCK 2
9171 SQ.FT.

HOUSE = 1609 SQ. FT.
GARAGE = 704 SQ. FT.

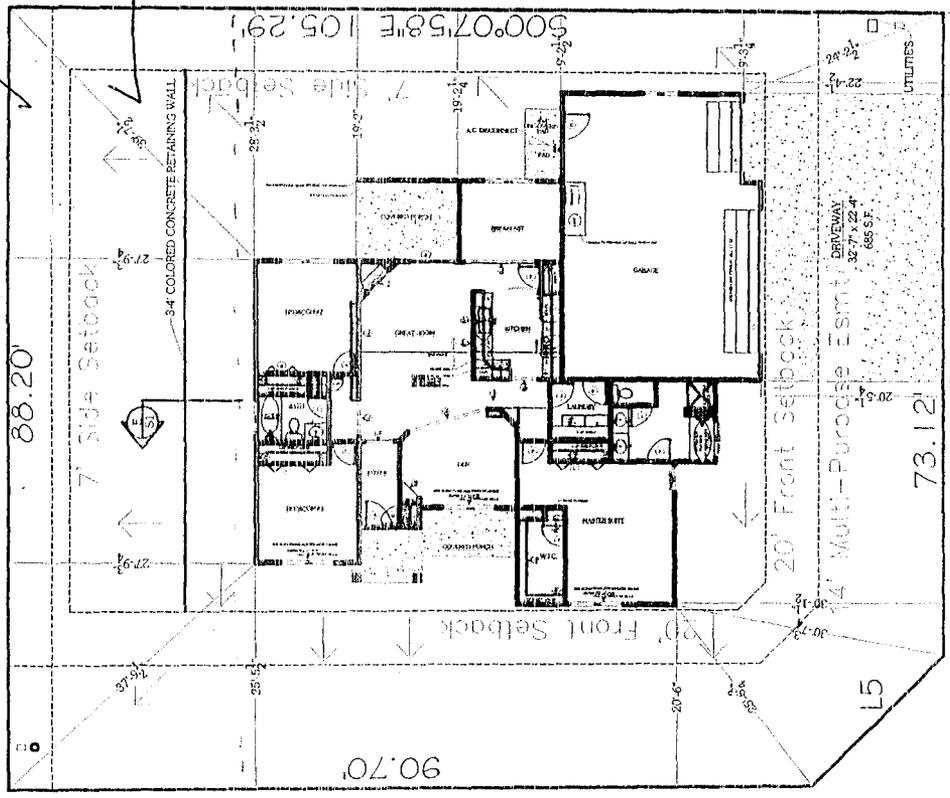
FF ELEV
MIN 4794.00
MAX 4796.00

SETBACKS	
20' Front	
25' Rear	
7' Sides	

DRAINAGE →

PLOT PLAN
scale: 1"=10'-0"

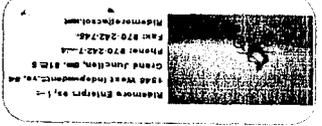
Missie Mager
 ALL SETBACKS MUST BE
 CHECKED BY PLANNING
 DEPARTMENT
 TO PROPERLY
 IDENTIFY CASEMENTS
 AND PROPERTY LINES.
Jim Gik
Rich Davis
 11-28-05



GREAT PLAINS DRIVE

Maximum width of driveway - 39'

5' vegetation to be removed
 25' rear setback required



132 BUENA VISTA DRIVE
 # 1609 3 CAR-SIDE LOAD
 RED TAIL RIDGE LOT-8/BLOCK-2

REVISIONS:

DRAWING BY:
 MELING, RICE

PLAN DATE:
 11-1-05

PI