

FEE \$	11.00
TCP \$	1500.00
SIF \$	292.00

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

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



Your Bridge to a Better Community

BLDG ADDRESS 133 Buena Vista Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1605  
 TAX SCHEDULE NO. 2943-304-15-005 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1605  
 FILING 1 BLK 4 LOT 8 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Ridmore Enterprises NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 1548 W. Independence #4 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 242-7444 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENTIAL SINGLE FAMILY HOME  
 (2) APPLICANT Ridmore Enterprises TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1548 W. Independence #4  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 242-7444  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions Engineered foundations are required  
 CENSUS "E" TRAFFIC ANNX#

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 7/1/05  
 Department Approval NAC Jay Hall Date 7/14/05

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>0150</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/14/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

# RED TAIL SUBDIVISION

LOT 8  
8012 SQ.FT.

BLOCK 4

HOUSE=1605 SQ. FT.  
GARAGE=638 SQ. FT.

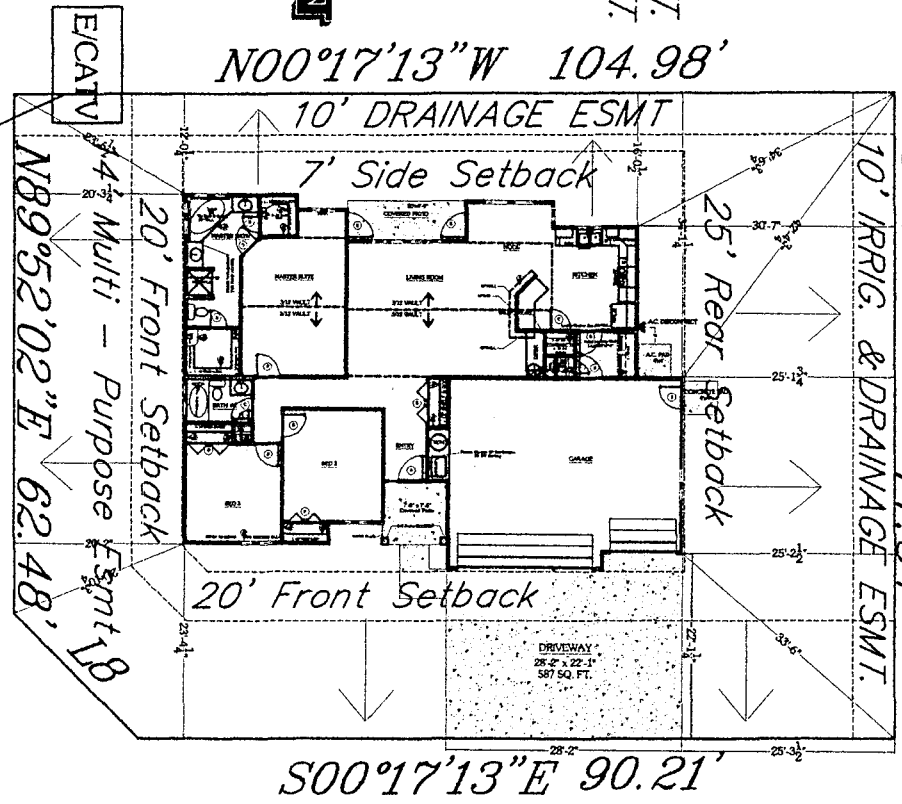
SETBACKS  
20' Front  
25' Rear  
7' Sides

## PILOT PLAN

scale: 1"=15'-0"

DRAINAGE

GREAT PLAINS DRIVE



— BUENA VISTA DRIVE —



ACCEPTED *Clay Hall*  
7/14/05  
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.

*Drive OK  
Tuck Down  
7-5-05*

P1	REVISIONS:
DRAWING BY: MELBA ROSE	
PLAN DATE: 6-29-05	

133 BUENA VISTA DRIVE  
RED TAIL RIDGE LOT-8/BLOCK-4  
#1605 3 CAR

Ridmore Enterprises, Inc.  
1548 West Independent Ave. #4  
Grand Junction, CO. 81505  
Phone: 970-242-7444  
Fax: 970-242-7454  
Ridmore@cox.net