

FEE \$	10.00
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 135 BUENA VISTA DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1609

TAX SCHEDULE NO. 2943-324-15-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1609

FILING _____ BLK 4 LOT 7 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. INDEPENDENT #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:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 1548 W. INDEPENDENT #4

(2) TELEPHONE 242-7444

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 Lots require a site specific grading & drainage plan.

CENSUS E ENGINEERED FOUNDATIONS ARE required TRAFFIC _____ ANNEX# _____

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).

FEB 10 2005

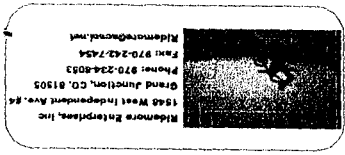
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1/24/05

Department Approval NA Ullrich Magor Date 2/10/05

Additional water and/or sewer tap fee(s) are required:	YES _____	NO _____	W/O No. <u>(MSD)</u>
Utility Accounting <u>Pl Bunsley</u>	Date <u>2/10/05</u>		

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



135 Buena Vista Drive
 # 1609 SIDE GARAGE
 RED TAIL RIDGE LOT-7/BLOCK-4

REVISIONS:	
DRAWING BY:	MELVIN GIOGLIAS
PLAN DATE:	11.18.04
PI	

Handwritten: Mike Adams
 1-27-05

CIRCLING HAWK COURT

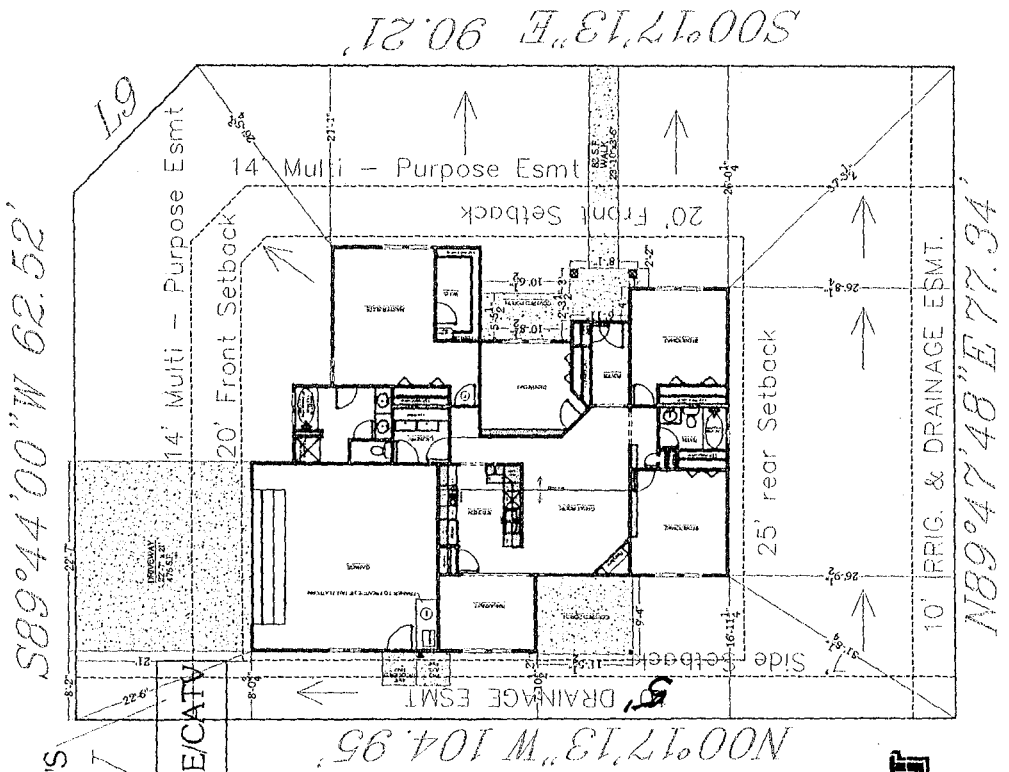
RED TAIL RIDGE SUBDIVISION

LOT 7
 8010 SQ.FT.
 Min. 4789.00
 Max. 4791.00
BLOCK 4

HOUSE-1609 S.F.
GARAGE-498 S.F.

SETBACKS
 20' Front
 25' Back
 7' Sides

ACCEPTED
Alisa Mason
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS RESERVE THE RIGHT TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



PLOT PLAN
 scale: 1"=15'-0"