

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

①

BLDG ADDRESS 126 Dry Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1605  
 TAX SCHEDULE NO. 2943-324-13-013 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1605  
 FILING 1 BLK 2 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Ridemore Enterprises USE OF EXISTING BUILDINGS N/A  
 (1) ADDRESS 1548 W. Independent #4 DESCRIPTION OF WORK & INTENDED USE NEW Residential Single Family Home  
 (1) TELEPHONE 242-7444 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Ridemore Enterprises  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS 1548 W. Independent #4 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 242-7444 \_\_\_\_\_ 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 Foundation Required  
E Requires Foundation Drain. CENSUS \_\_\_\_\_ 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).

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 7/18/05  
 Department Approval JH Date 8-12-05

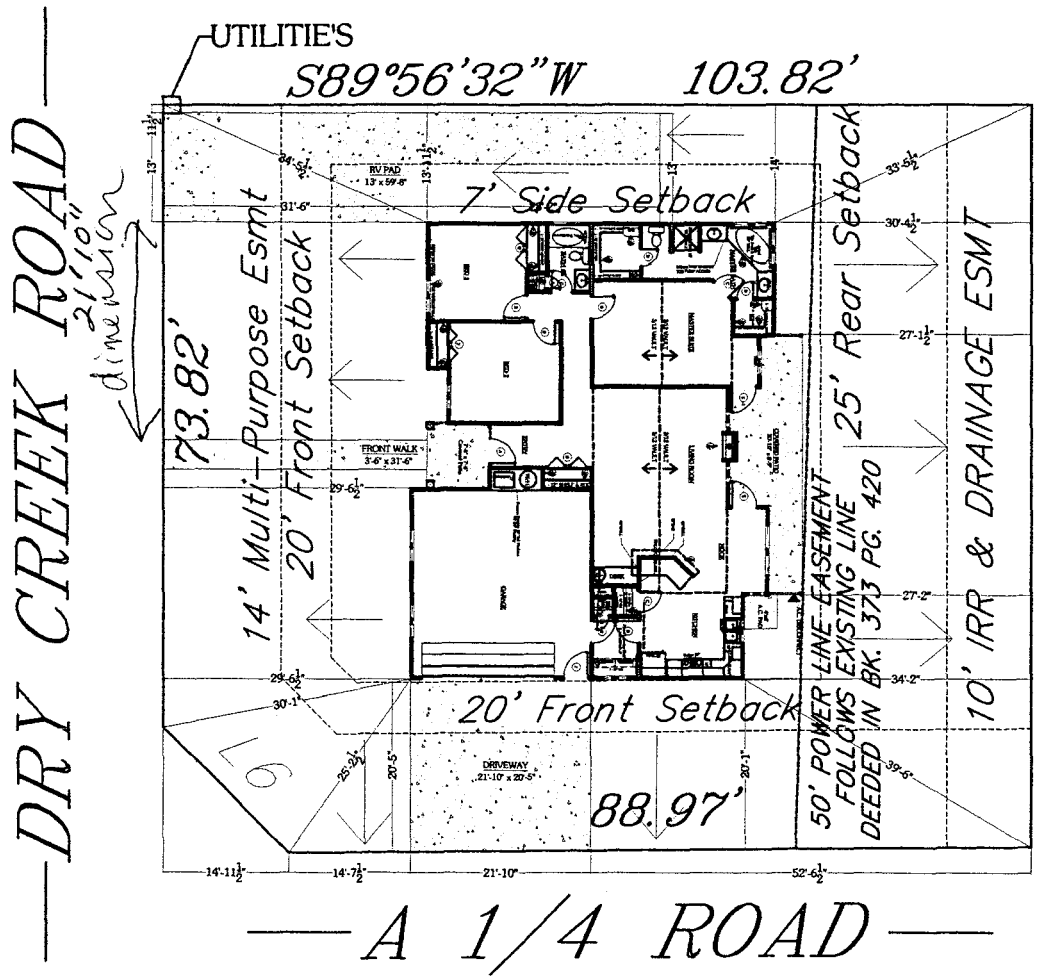
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>2 Omsd</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/12/05</u>

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

ACCEPTED *DRP 8-12-05*  
 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.

Ridmore Enterprises, Inc.  
 1548 West Independent Ave. #4  
 Grand Junction, CO 81505  
 Phone: 970-262-7444  
 Fax: 970-242-7454  
 Ridmore@broad.net

# RED TAIL SUBDIVISION



**LOT 13**  
 9068 SQ.FT.  
**BLOCK 2**

HOUSE=1605 SQ. FT.  
 GARAGE=507 SQ. FT.

**SETBACKS**  
 20' Front  
 25' Rear  
 7' Sides

FF ELEV  
 MIN 4812.00  
 MAX 4814.00

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

88.00'

DRAINAGE

*drive  
 60  
 50/20/1*

126 DRY CREEK ROAD  
 RED TAIL RIDGE LOT-13/BLOCK-2  
 #1605 SIDE LOAD

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWING BY:  
 MELINA ROSE  
 PLAN DATE:  
 7-11-05

**P1**

Midmore Enterprises, Inc.  
 1548 West Independent Ave. #4  
 Grand Junction, CO, 81505  
 Phone: 870-427-444  
 Fax: 870-427-444  
 Midmore@aol.com



126 DRY CREEK ROAD  
 RED TAIL RIDGE LOT-13/BLOCK-2  
 #1605

REVISIONS:	
DRAWING BY:	MELINA ROSE
PLAN DATE:	7-11-05

PI

ACCEPTED *Revised 1/18/06 Major 9/28/05*  
 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.

**RED TAIL SUBDIVISION**

**LOT 13**  
 9068 SQ.FT.

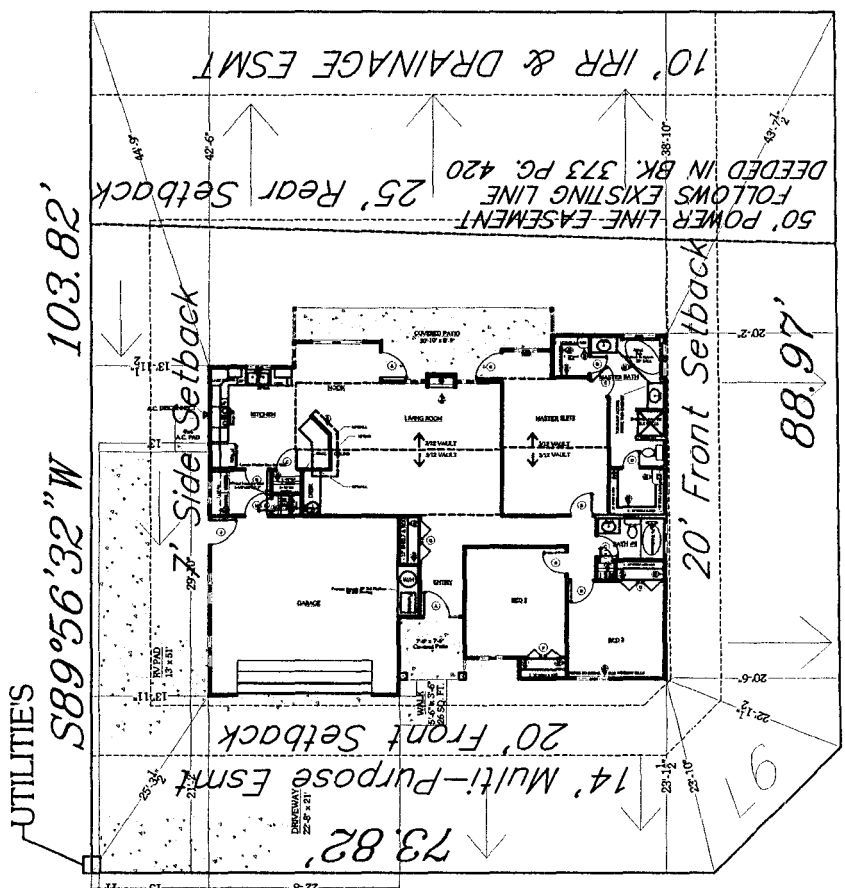
**BLOCK 2**

HOUSE=1605 SQ. FT.  
 GARAGE=507 SQ. FT.  
 T.O.F. = 4815.4

SETBACKS
20' Front
25' Rear
7' Sides

**PLOT PLAN**  
 scale: 1"=16'-0"

DRAINAGE



*Drive Okay*

UTILITIES  
 S89°56'32" W 103.82'

— DRY CREEK ROAD —

— A 1/4 ROAD —

88.00'

88.97'

73.82'

14' Multi-Purpose Esmt

20' Front Setback

7' Side Setback

50' POWER LINE-EASEMENT  
 FOLLOWS EXISTING LINE  
 DEDED IN BK. 373 PG. 420

25' Rear Setback

10' IRR & DRAINAGE ESMT

20' Front Setback