

FEE \$ <u>10.00</u>
TCP \$ <u>1500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2950 Great Plains Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 3284
 TAX SCHEDULE NO. 2943-324-15-008 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 3284
 FILING 1 BLK 4 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Ridemore 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 Ridemore Enterprises TYPE OF HOME PROPOSED:
 (2) ADDRESS 1548 W. Independent #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 Foundation
 CENSUS E TRAFFIC _____ ANN# _____

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 5/19/05
 Department Approval [Signature] Date 6-16-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD AMSD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/16/05</u>

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

6-16-05

Gayleen Henderson

ACCEPTED
ANY CHANGES TO TRACKS MUST BE
APPROVED BY THE PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

N89°47'48"E 76.42'

10' IRRIG. & DRAINAGE ESMT.

25' Rear Setback

N00°02'06"W 104.70'

7' Side Setback

10' IRR. & DRAINAGE ESMT.

7' Side Setback

10' DRAINAGE ESMT.

N00°07'09"W 104.79'

20' Front Setback

14' Multi-Purpose Esmt.

N89°52'02"E 76.58'

DRIVEWAY
22'-8"x21'
478 S.F.

E/CATV

GREAT PLAINS DRIVE

LOT 11
BLOCK 4
8013 SQ.FT.

SETBACKS
20' Front
25' Rear
7' Sides

PLOT PLAN

scale: 1"=10'-0"

HOUSE=3284 SQ. FT. DRAINAGE
GARAGE=507 SQ. FT.

*drive
or
see
5/19/05*

P1

PLAN DATE: 5-4-05
DRAWING BY: MELINA ROSE
REVISIONS:

2950 Great Plains Drive
RED TAIL RIDGE LOT-11/BLOCK-4
#1605 WALK-OUT-BASEMENT

Ridmore Enterprises, Inc.
1545 West Independent Ave. #4
Grand Junction, CO. 81505
Phone: 970-242-7444
Fax: 970-242-7454
Ridmore@ccsof.net