

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 2954 Great Plains Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1712  
 TAX SCHEDULE NO. 2943-324-15-006 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1712  
 FILING 1 BLK 4 LOT 9 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 NA  
 (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).

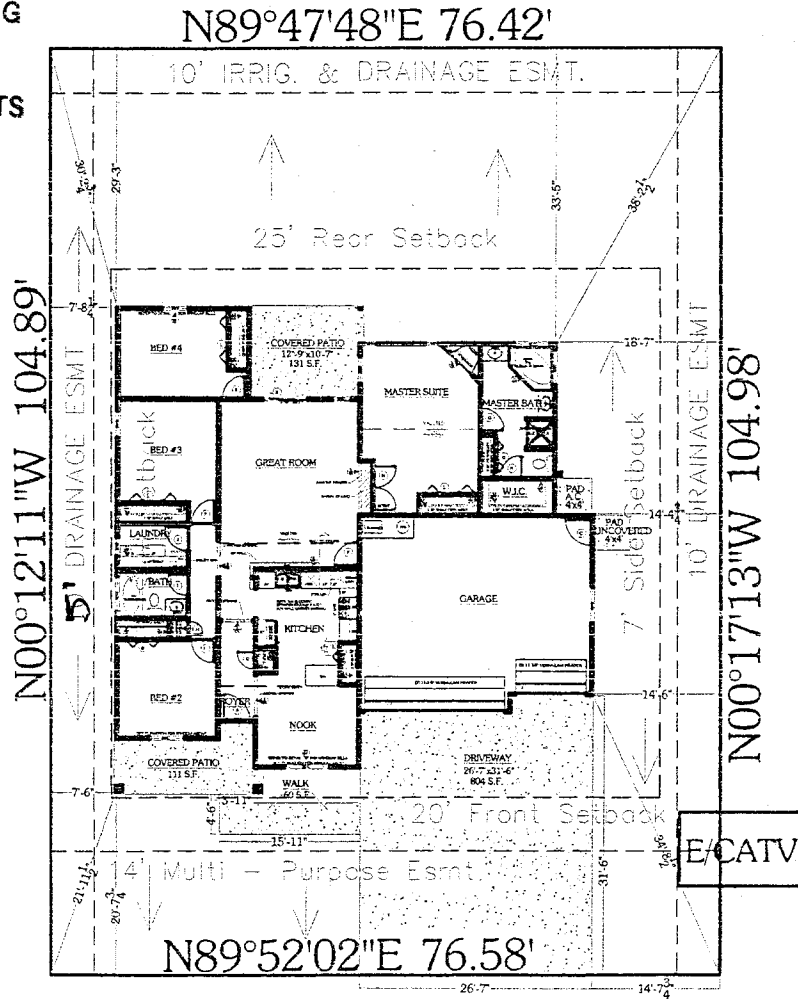
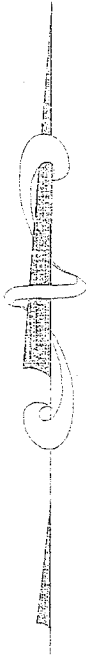
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/18/05  
 Department Approval M. C. Jay Hauer Date 6/15/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PA@OMSD</u>
Utility Accounting <u>[Signature]</u>		Date <u>6/15/05</u>	

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

ACCEPTED *C. Yane Hall*  
 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.



**LOT 9**  
 8027 SQ.FT.  
**BLOCK 4**  
 FF ELEV  
 MIN 4794.00  
 MAX 4796.00  
 HOUSE=1712 SQ. FT.  
 GARAGE=575 SQ. FT.

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

DRAINAGE  
 UTILITIES

*Final OK 5/19/05*

**GREAT PLAINS DRIVE**  
**RED TAIL RIDGE SUBDIVISION**

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



2954 GREAT PLAINS DRIVE  
 RED TAIL RIDGE LOT-9/BLOCK-4  
 #1712-3 CAR

REVISIONS:

DRAWING BY:  
MELINA ROSE

PLAN DATE:  
5-17-05