

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 2955 Great Plains Dr.
 Parcel No. 2943-324-14-002
 Subdivision Red Tail Ridge
 Filing 1 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 11005 Sq. Ft. Proposed 11005
 Sq. Ft. of Lot / Parcel 8015
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2839
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Ridemore Enterprises
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Ridemore Enterprises
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct, CO 81505
 Telephone 242-7444

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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
 SETBACKS: Front 20' ~~garage~~ 15' house from property line (PL)
 Side 7' from PL Rear 25' from PL
 Maximum Height of Structure(s) 35'
 Voting District E Driveway Location Approval W
 (Engineer's Initials)

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions Engineered Foundation Required

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 8/16/05
 Department Approval [Signature] Date 10/20/05

Additional water and/or sewer tap fee(s) are required: YES / NO _____ W/O No. OMSD 788# 117534
 Utility Accounting [Signature] Date 10/20/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

~GREAT PLAINS DRIVE~
75.13'

ACCEPTED *10/20/05*
Cheryl 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.

RED TAIL SUBDIVISION

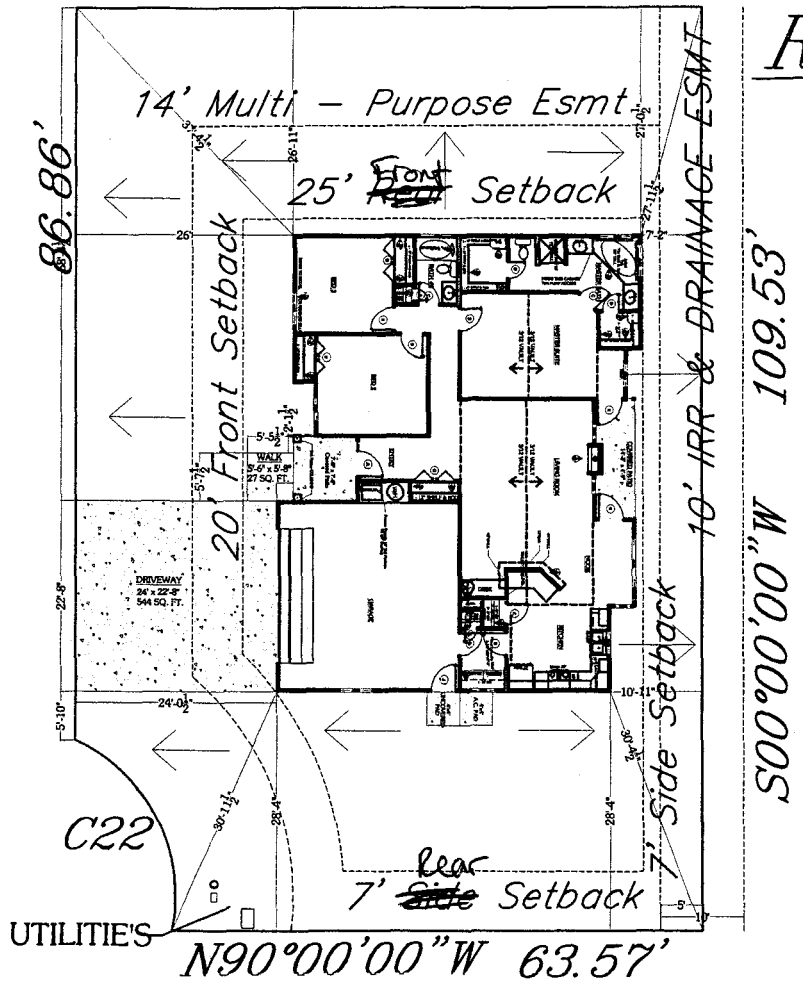
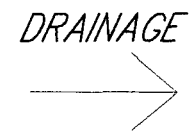
LOT 2
8015 SQ. FT.
BLOCK 3

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

SETBACKS
20' Front
25' Rear
7' Sides

FF ELEV
MIN 4800.00
MAX 4802.00

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



drive on 8/19/05

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

2955 GREAT PLAINS DRIVE
RED TAIL RIDGE LOT-2/BLOCK-3
#1605

REVISIONS:

DRAWING BY:
MELINA ROSE
PLAN DATE:
8-15-05

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