

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 2960 Great Plains SQ. FT. OF PROPOSED BLDGS/ADDITION 1798  
 TAX SCHEDULE NO. 2943-324-13-009 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1798  
 FILING 1 BLK 2 LOT 9 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 NA  
 (1) TELEPHONE 242-7444 DESCRIPTION OF WORK & INTENDED USE New Residential Single Family Home  
 (2) APPLICANT Ridmore 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 Engineered Foundations  
 Maximum Height 35' Special Conditions Site specific grading & drainage plan 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 7/11/05  
 Department Approval [Signature] Date 8/5/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>8MSD 4777</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/5/05</u>

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

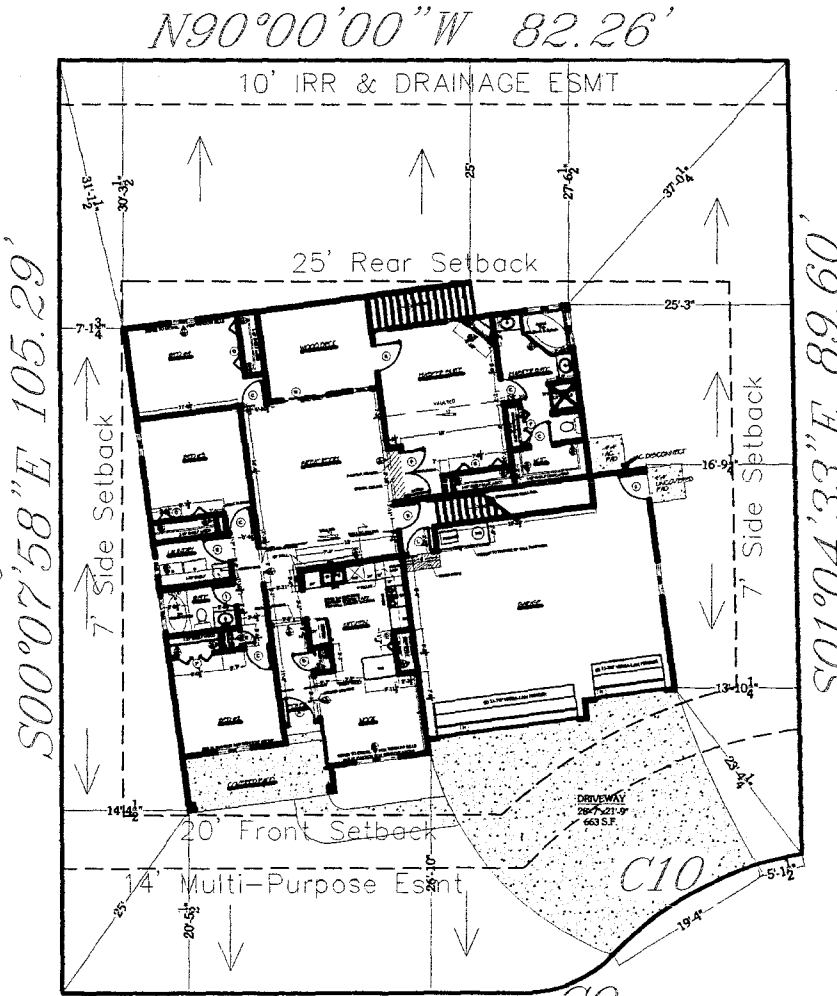
**LOT 9**  
8486 SQ.FT.  
**BLOCK 2**

HOUSE-1798 S.F.  
GARAGE-667 S.F.  
UNFINISHED BASEMENT-1245 S.F.

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

SETBACKS	
20'	Front
25'	Back
7'	Sides

FF ELEV  
MIN 4798.00  
MAX 4800.00



*drive  
on  
7/18/05*

ACCEPTED *8/5/05*  
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.

*N89°52'02\"/>*

Redtail Ridge Plains, Inc.  
1848 West Valley Road  
Grand Junction, CO 81504  
Phone 970.242.7444  
Fax 970.242.7444  
Redtail@redtail.net

2960 GREAT PLAINS DRIVE  
RED TAIL RIDGE LOT-9/BLOCK-2  
#1712 3 CAR/BASEMENT

REVISIONS:  
DRAWING BY:  
HELINA ROSE  
PLAN DATE:  
7-1-06

P1