

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

C

BLDG ADDRESS 2949 Great Plains Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1406

TAX SCHEDULE NO. 2943-324-14-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1406

FILING 1 BLK 3 LOT 1

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

(1) ADDRESS 1548 W. Independent #4

(1) TELEPHONE 242-7444

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Ridemore Enterprises

DESCRIPTION OF WORK & INTENDED USE New Residential Single family HOME

(2) ADDRESS 1548 W. Independent #4

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 242-7444

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' garage 15' house 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 Foundations Required.

E This lot requires a 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 8/11/05

Department Approval [Signature] Date 9-9-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>90MRO</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>9/9/05</u>		

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

Mohrman Enterprises, Inc.
1448 West Independent Ave., #2
Grand Junction, CO, 81505
Phone: 970-242-7444
Fax: 970-242-7444
Mde@moeholm.net

2949 GREAT PLAINS DRIVE
RED TAIL RIDGE LOT-1/BLOCK-3
#1406

REVISIONS:
DRAWING BY:
MELINA ROSE
PLAN DATE:
7-29-05
PI

RED TAIL,
RIDGE SUBDIVISION
— GREAT PLAINS DRIVE —

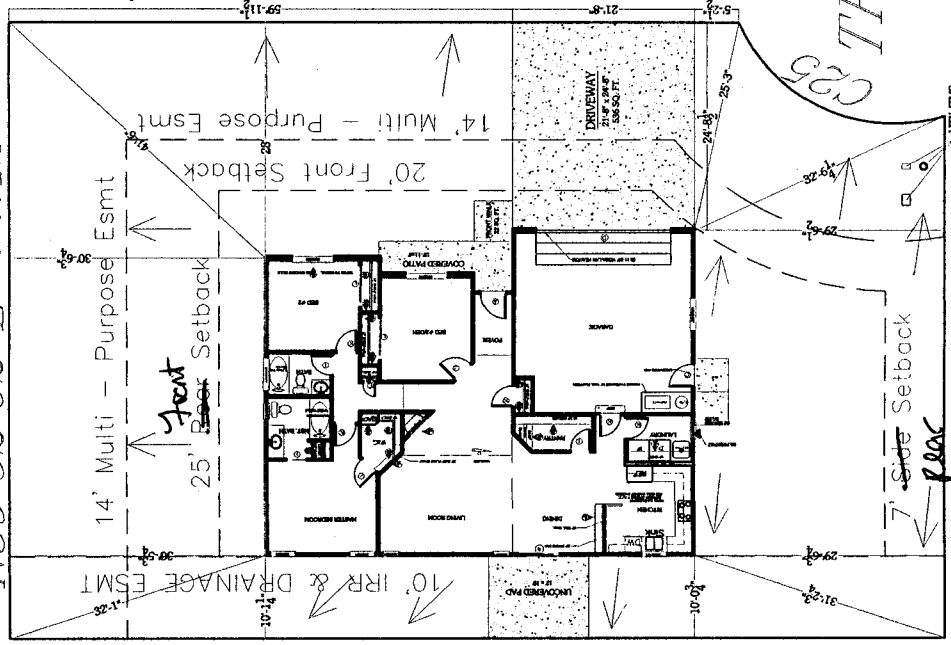
LOT 1
8002 SQ.FT.
BLOCK 3

HOUSE—1406 SQ. FT.
GARAGE—595 SQ. FT.

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

SETBACKS
20' Front
25' Back
7' Sides

TRAJECT MIN 4802.00
MAX 4804.00
C



Handwritten signatures and dates:
8-12-05
[Signature]

ACCEPTED *[Signature]* 9/9/05
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.