

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 539 Alta Dr.
 Parcel No. 2943-073-48-013
 Subdivision Columbine Park
 Filing 1 Block 2 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1793
 Sq. Ft. of Lot / Parcel 5542
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3115
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Ridmore Enterprises
 Address 703 23rd 1/2 Rd.
 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 Ridmore Enterprises
 Address 703 23rd 1/2 Rd.
 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation
 Voting District C Driveway Location Approval WA required
(Engineer's Initials)

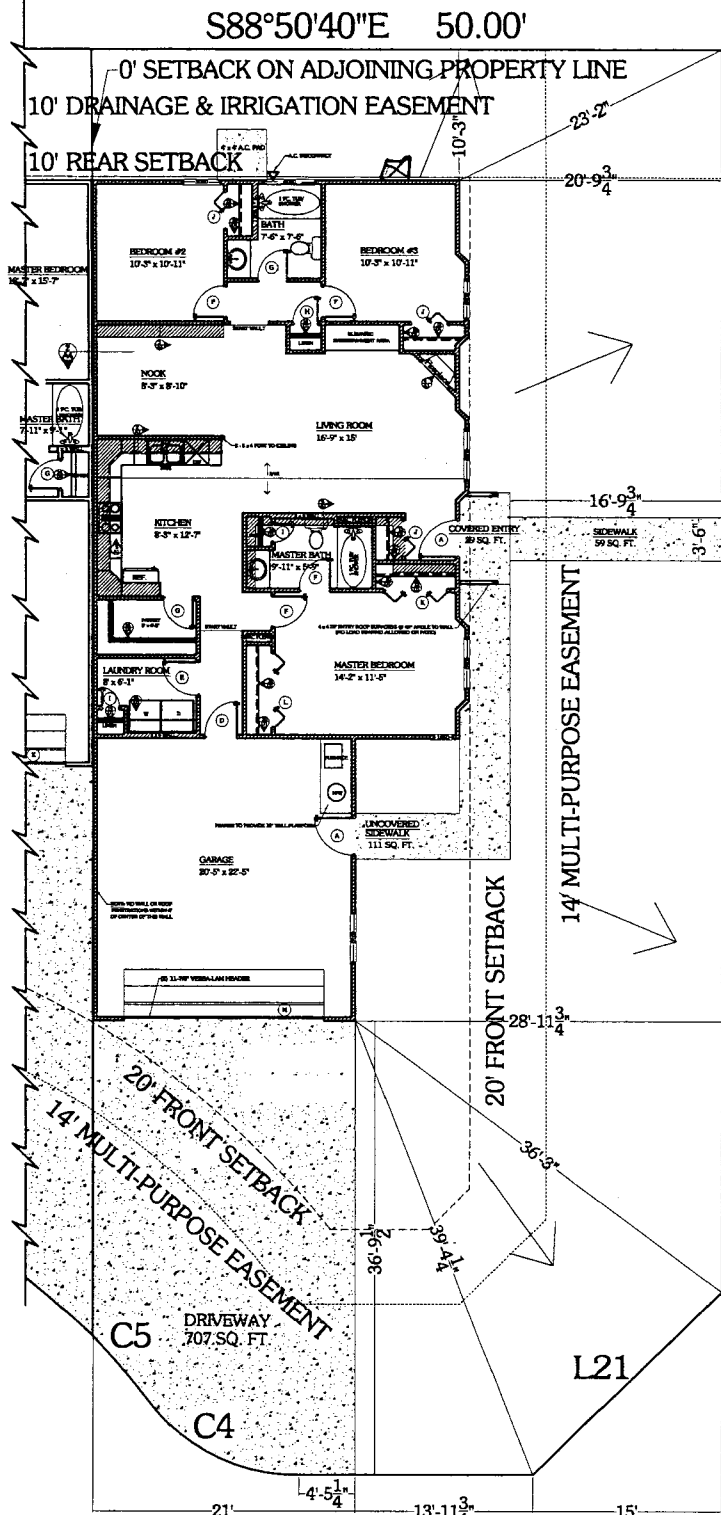
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/10/06
 Department Approval NA Judith A. Poir Date 8/16/06 9/15/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19482</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/15/06</u>		

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)



N00°00'00"E 99.26'
 ALTA DRIVE

539

1
 P1
 1" = 10'
 PLOT PLAN



COLUMBINE PARK COURT
 LOT 13 / BLOCK 2
 5542 SQ. FT.

#1316 SQ. FT. LIVING
 #477 SQ. FT. GARAGE

SETBACKS:
 20' FRONT
 5' SIDE
 10' REAR
 0' ON ADJOINING PROPERTY LINE

*drive on
 3/14/06*

DRAINAGE

ACCEPTED NA
 ANY OTHER SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. FOR THE PROPERTY
 RESPONIBLE FOR PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Judith A. P... 9/19/06

P1	REVISIONS:
	DRAWING BY: MELINA ROSE
	PLAN DATE: 7.5.06

539 ALTA DRIVE
 Columbine Park Subdivision Lot-13/Block-2
 #1316

Ridemore Enterprises, Inc.
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 Grand Junction, CO. 81505
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 Ridemore@ccsol.net