

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 125 Dry Creek Road
 Parcel No. 2943-324-14-007
 Subdivision Red Tail Ridge
 Filing 1 Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1460
 Sq. Ft. of Lot / Parcel 8212 SF
 Sq. Ft. Coverage of Lot by Structures & Imoervious Surface (Total Existing & Proposed) 2932
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Ridemore Enterprises, Inc.
 Address 703 232110 Road
 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, Inc.
 Address 703 232110 Road
 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 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation
 Voting District "E" Driveway Location Approval 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 5/23/06
 Department Approval JR Bayless Henderson Date 6-9-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/9/06</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)

ACCEPTED JAR *Gayle Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. *02/9/06*

LOT 7
 8212 SQ.FT.
BLOCK 3
 FF ELEV
PROPOSED
 4815.00'

HOUSE=1460 SQ. FT.
 GARAGE=517 SQ. FT.

SETBACKS
 20' Front
 25' Rear
 7' Sides

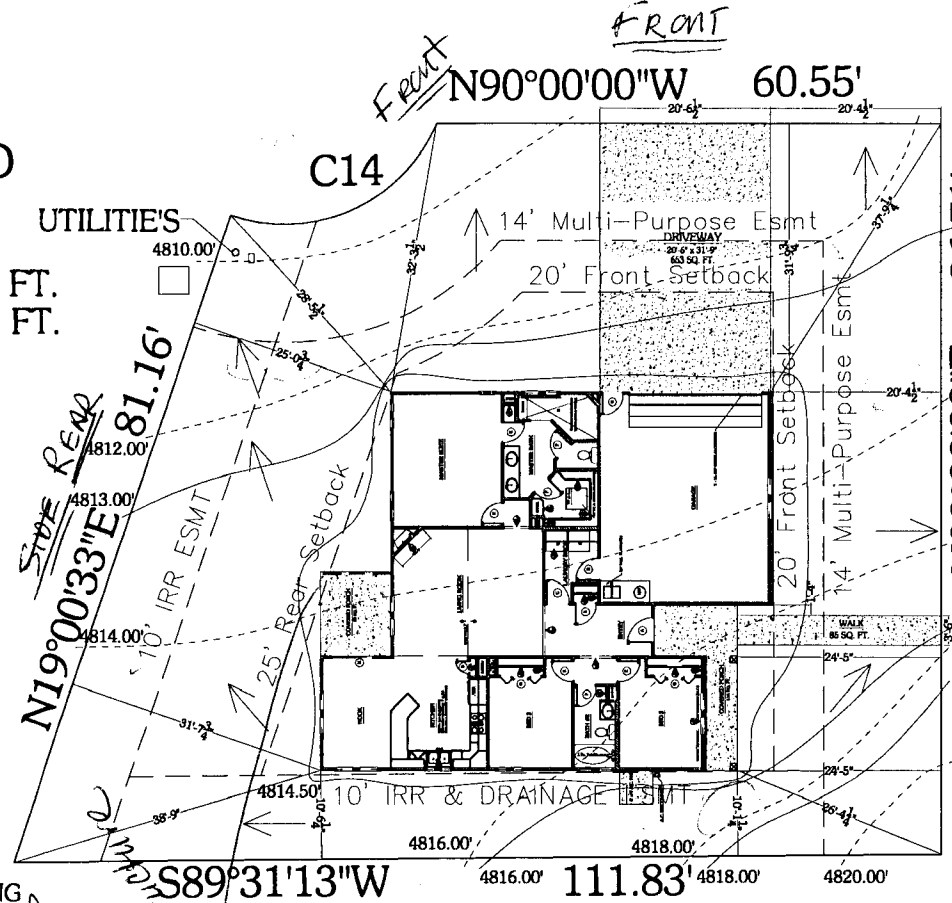
DRAINAGE

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

TYPICAL LOT GRADING TYPE 'B'
 "FRONT TO BACK OR SIDE"
 TYPE 'B' MODIFIED B2 LOT GRADING
 *NO FOUNDATION DRAIN REQUIRED UNLESS OPEN EXCAVATION OBSERVATION DEEMS IT NECESSARY

PROPOSED CONTOUR INTERVALS = 2'

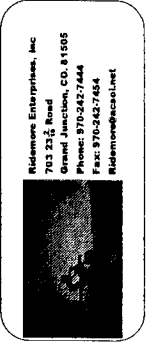
EXISTING CONTOUR INTERVALS = 2'



*only concrete sidewalk
 back yard not to be
 paved
 exceed 2'
 driveway*

REAR SIDE

~ DRY CREEK ROAD ~
*DRY OK
 JAR 5-25-06*
FRONT



125 DRY CREEK ROAD
 RED TAIL RIDGE LOT-7/BLOCK-3
 #1460 SIDE LOAD

REVISIONS:

 DRAWING BY:
 MELINA ROSE
 PLAN DATE:
 4-5-06

P1