

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 127 Dry Creek Rd
 Parcel No. 2943-324-14-008
 Subdivision Red TAIL Ridge
 Filing 1 Block 3 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1605
 Sq. Ft. of Lot / Parcel 8302 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2811 SF
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Ridemore Enterprises
 Address 703 23 2/10 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 Ridemore Enterprises
 Address 703 23 2/10 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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered Foundations</u>		
Voting District <u>E</u>	Driveway Location Approval <u>UR Reg'd. Foundation drain Reg'd</u>		
	(Engineer's Initials) <u>May encounter wet soil conditions</u>		

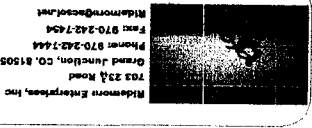
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3/24/06
 Department Approval [Signature] Date 4-6-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ OMSD</u>
Utility Accounting <u>Kate Elsberry</u>	Date <u>4/10/06</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)



127 DRY CREEK ROAD
 RED TAIL RIDGE LOT-8/BLOCK-3
 #1605

REVISIONS:	
DRAWING BY:	MELINA ROSE
PLAN DATE:	3-13-06

PI

RED TAIL SUBDIVISION

LOT 8
 8302 SQ.FT.
 BLOCK 3

HOUSE = 1605 SQ. FT.
 GARAGE = 607 SQ. FT.

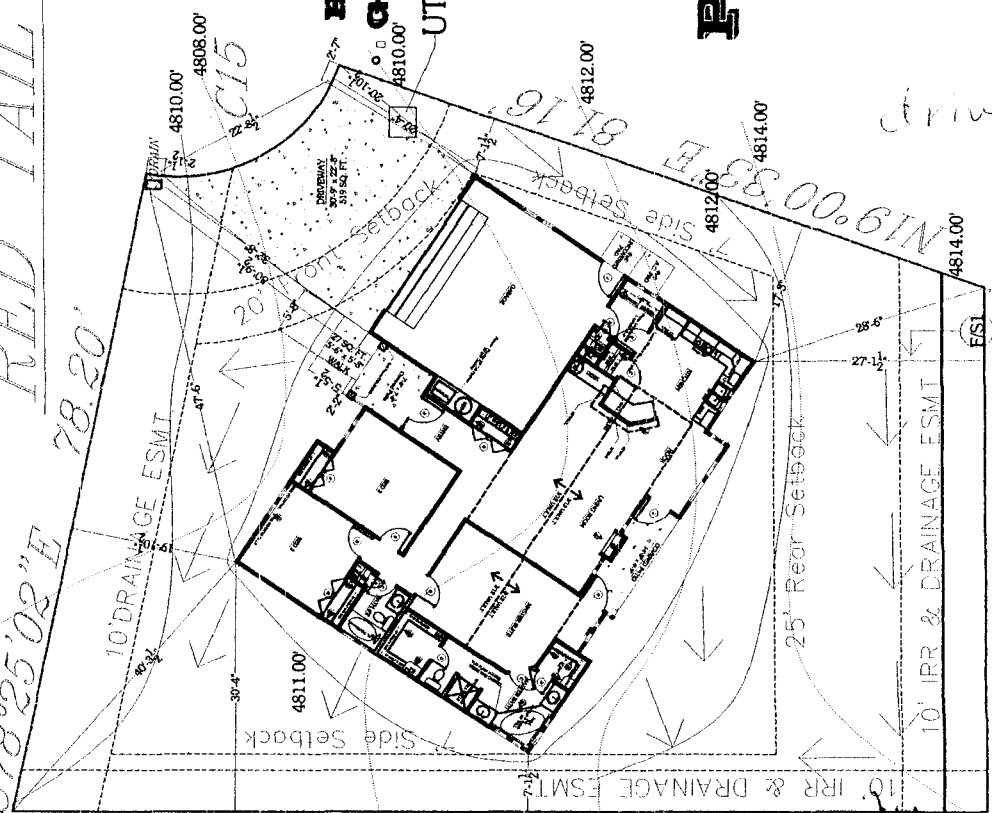
UTILITIES

SETBACKS
 20' Front
 25' Rear
 7' Sides

FF ELEV
 PROPOSED
 4812.00'

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

DRAINAGE



drive in
3/24/06

TYPICAL LOT GRADING TYPE 'B'
 "COMBINATION FRONT & SIDE"
 TYPE 'B' MODIFIED B1 LOT GRADING
 *NO FOUNDATION DRAIN REQUIRED
 UNLESS OPEN EXCAVATION
 OBSERVATION DEEMS IT NECESSARY

PROPOSED CONTOUR INTERVALS = 2'
 EXISTING CONTOUR INTERVALS = 2'

4-6-06 *214*
 ACCEPTED *JM/SLR/AR*
 CITY ENGINEER'S OFFICE PLANNING
 APPROVED FOR THE COUNTY'S
 DEPT. OF PLANNING & COMMUNITY
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

578°25'02" E 78.20'
 115.89'
 589°31'13" W 63.25'
 10' IRR & DRAINAGE ESMT
 10' IRR & DRAINAGE ESMT
 10' IRR & DRAINAGE ESMT
 25' Rear Setback
 Side Setback
 4811.00'
 4810.00'
 4810.00'
 4810.00'
 4812.00'
 4814.00'
 4814.00'
 4814.00'