

|        |         |
|--------|---------|
| 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 130 Dry Creek Rd  
 Parcel No. 0943-324-13-011  
 Subdivision Red Tail Ridge  
 Filing 1 Block 2 Lot 11

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 1400  
 Sq. Ft. of Lot / Parcel 9316 SF.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2977 SF  
 Height of Proposed Structure 18.5  
 DESCRIPTION OF WORK & INTENDED USE:

**OWNER INFORMATION:**

Name Ridmore Enterprises  
 Address 703 23rd/10 Rd  
 City / State / Zip Grand Jct, CO 81505

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ridmore Enterprises  
 Address 703 23rd/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.**

|   |  |
|---|--|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b> |  |
| ZONE <u>RSF-4</u>   | Maximum coverage of lot by structures <u>40%</u>   |
| SETBACKS: Front <u>20'</u> from property line (PL)                            | Permanent Foundation Required: YES <u>X</u> NO _____                                       |
| 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>Lots shall require a site</u>  |
| Voting District <u>E</u>  | Driveway Location Approval <u>[Signature]</u> <u>specific grading &amp; drainage plan.</u> |
|   | <u>- Eng. foundation required</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 5/9/06  
 Department Approval NA Adam [Signature] Date 5-11-06

|  |   |                             |                          |
|--|---|-----------------------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>FD @ OMSD</u> |
| Utility Accounting <u>N</u>                            | Date <u>7/31/06</u>                     |                             |                          |

ACCEPTED *NA Adam Olsen*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE SETBACKS  
 ARE TO BE MAINTAINED EXCEPT  
 LOCAL AND NEIGHBORHOOD  
 AND FRONT...

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

LOT 11  
 BLOCK 2  
 9316 SQ. FT.

HOUSE-1400 SQ. FT.  
 GARAGE-678 SQ. FT.

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

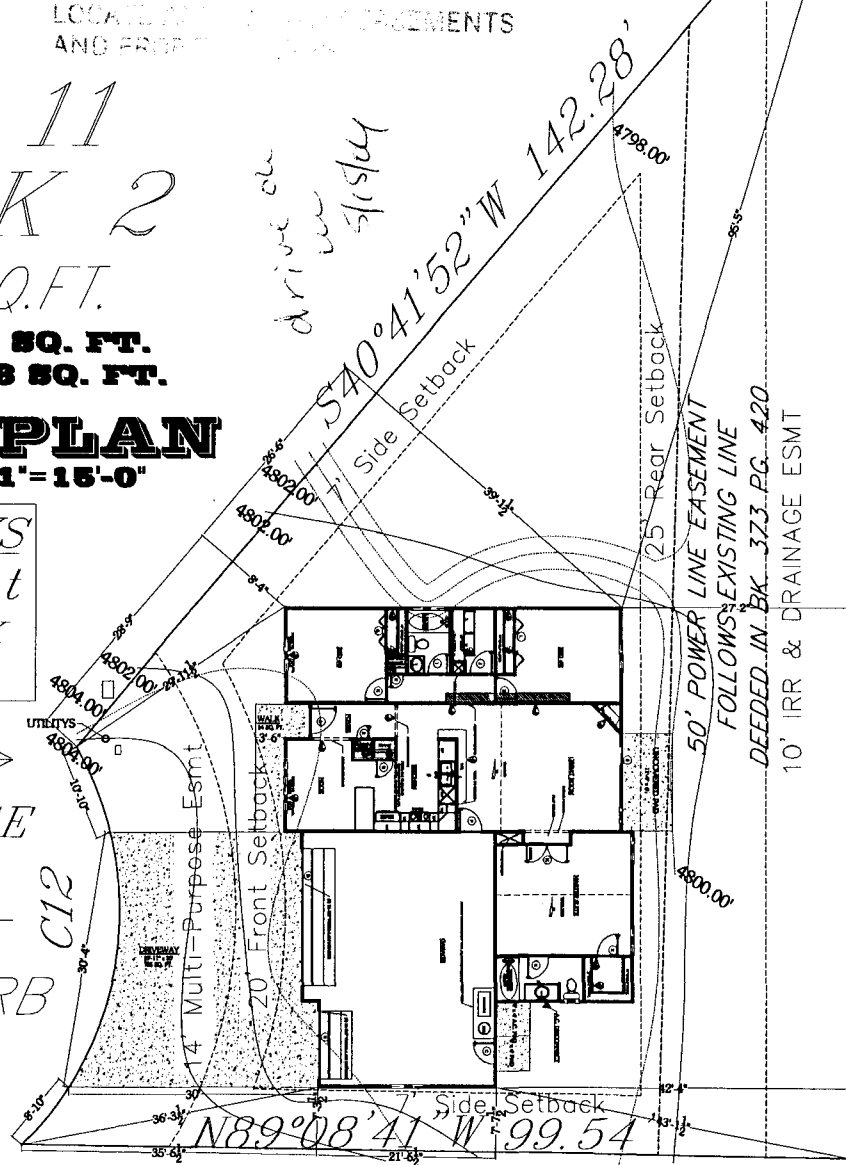
PROPOSED CONTOUR INTERVALS = 2'

EXISTING CONTOUR INTERVALS = 2'

**SETBACKS**  
 20' Front  
 25' Back  
 7' Sides

DRAINAGE

T.O.F. 4" ABOVE  
 SOUTH WEST CURB



Ridmore Enterprises, Inc.  
 703 21st Road  
 Grand Junction, CO. 81505  
 Phone: 970-242-7444  
 Fax: 970-242-7454  
 Ridmore@rednet.net

130 DRY CREEK ROAD  
 RED TAIL RIDGE LOT-11/BLOCK-2  
 #1400 - 3 CAR MODIFIED

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWING BY:  
 MELINA ROSE  
 PLAN DATE:  
 4-19-06

P1

1 PLOT PLAN  
 P1 1"=15'