

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 131 Dry Creek Road
 Parcel No. 2943-324-14-006
 Subdivision Red Tail Ridge
 Filing 1 Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2209
 Sq. Ft. of Lot / Parcel 8944
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3154
 Height of Proposed Structure 18

OWNER INFORMATION:

Name Ridemore Enterprises
 Address 703 23rd 1/2 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
 Address 703 23rd 1/2 Road
 City / State / Zip Grand Jct., CO 81505
 Telephone 970-242-7444

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: Need Fence Permit for retaining wall. -JAR

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 <u>X</u> NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2 + 1 visitor</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>All lots on shared drives must access off shared drives these lots also have to demonstrate an extra parking space for visitors</u>
Voting District <u>E</u> Driveway Location Approval <u>M</u> <small>(Engineer's Initials)</small>	

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 7/5/06
 Department Approver Judith A. Ryan Date 7/18/2006

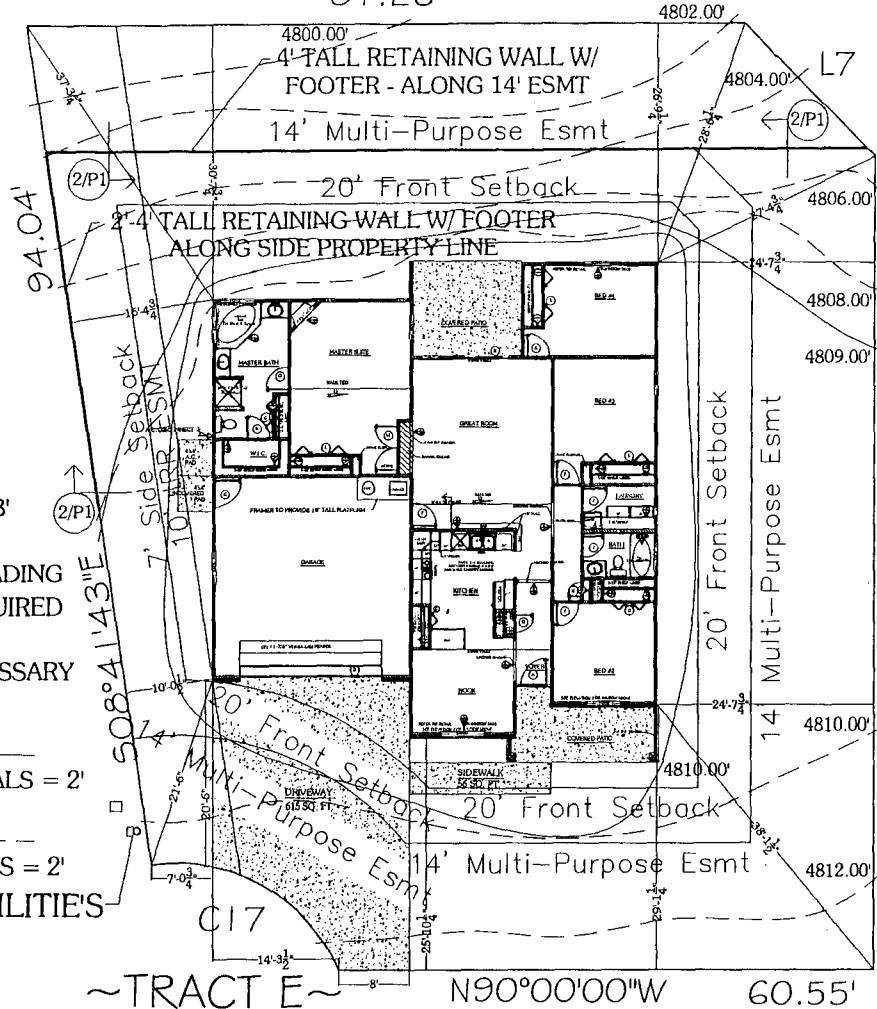
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>TD @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/31/06</u>

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)

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~GREAT PLAINS DRIVE~

81.26'



LOT 6
8944 SQ. FT.
BLOCK 3

HOUSE=1712 SQ. FT.
GARAGE=497 SQ. FT.

FF ELEV
MIN 4806.00
MAX 4808.00

SETBACKS
20' Front
25' Rear
7' Sides

DRAINAGE

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

PROPOSED CONTOUR INTERVALS = 2'

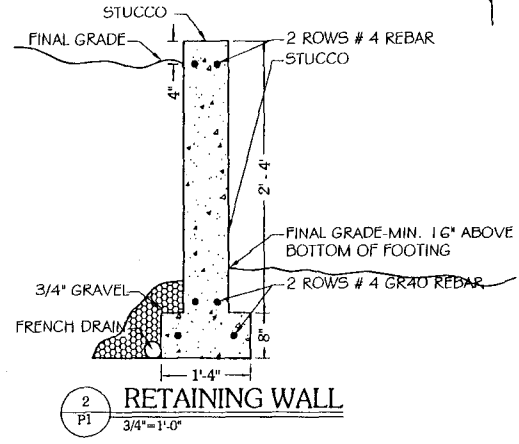
EXISTING CONTOUR INTERVALS = 2'

UTILITIES

ACCEPTED *7/7/06* *Judith A. Rose* *7/18/2006*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE PLANNING
DEPT. IT IS THE OWNER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

9/2/06
Melina

1 P1 PLOT PLAN
1"=10'



2 P1 RETAINING WALL
3/4"=1'-0"

Melina Enterprises, Inc.
782 25th Road
Grand Junction, CO 81506
Phone: 970-243-7444
Fax: 970-243-7444
Melina@melina.com

131 DRY CREEK ROAD
RED TAIL RIDGE LOT-6/BLOCK-3
#1712

REVISIONS:

DRAWING BY:
MELINA ROSE

PLAN DATE:
6-22-06

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