

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 2951 Great Plains
 Parcel No. 2943-324-14-012
 Subdivision Red Tail Ridge
 Filing 1 Block 3 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1400
 Sq. Ft. of Lot / Parcel 8029
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2608
 Height of Proposed Structure 17

OWNER INFORMATION:

Name Ridemore Enterprises, Inc
 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, Inc
 Address 703 23rd 1/2 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 <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 Foundation</u>
Voting District <u>"E"</u> Driveway Location Approval <u>TLAD</u> <u>required.</u> (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 5/22/06
 Department Approval DR Gaylen Henderson Date 6/15/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>DMJD 4941</u>
Utility Accounting	Date <u>6/10/06</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)

ACCEPTED *R. Baylen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Kidmore Enterprises, Inc.
 703 2nd Road
 Grand Junction, CO. 81505
 Phone: 970-242-7444
 Fax: 970-242-7454
 kidmore@cox.net

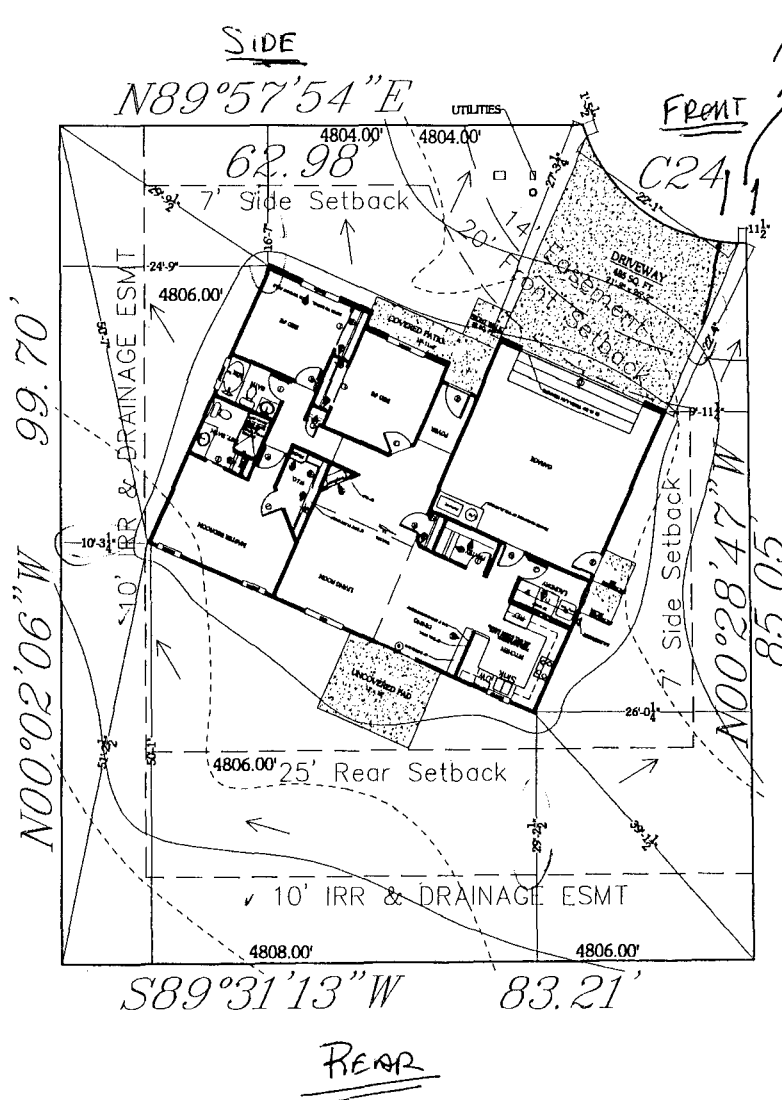


2951 GREAT PLAINS DRIVE
 RED TAIL RIDGE LOT-12/BLOCK-3
 #1406

REVISIONS:

 DRAWING BY:
 MELINA ROSE
 PLAN DATE:
 5-15-06

P1



MIN S
LOT 12
 8029 SQ.FT.
BLOCK 3

HOUSE-1406 SQ. FT.
 GARAGE-471 SQ. FT.

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

SETBACKS
 20' Front
 25' Back
 7' Sides

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'

→
DRAINAGE

FF ELEV
 MIN 4805.00
 MAX 4807.00

Drill Plan modified
PRAD 5-25-06