

4
 FEE \$ 10.-
 TCP \$ 1539.-
 SIF \$ 440.-

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

BLDG PERMIT NO. _____

Building Address 2952 Great Plains Dr.
 Parcel No. 2943-324-15-007
 Subdivision Red Tail Ridge
 Filing 1 Block 4 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1406
 Sq. Ft. of Lot / Parcel 8020 Sq. Ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2709 SF.
 Height of Proposed Structure 19.5'

OWNER INFORMATION:

Name Ridmore 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 Ridmore Enterprises
 Address 703 23 2/10 Rd
 City / State / Zip Grand Jct CO 81505
 Telephone 243-9819

***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
 SETBACKS: Front 20' from property line (PL)
 Side 7' from PL Rear 25' from PL
 Maximum Height of Structure(s) 35'
 Voting District E Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions (1) Site specific grading & drainage plan required (2) Eng. pond required (3) - See notes on plot

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 2/3/06

Department Approval [Signature] Date 2-17-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid COMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/17/06</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)

2-17-06

ACCEPTED

KV Bayler-Henderson

ANY OTHER WORKERS MUST BE
APPROPRIATELY TRAINING
DEVELOPERS
RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

N89°47'48"E 76.42'

*LOT 10
BLOCK 4*

8020 SQ.FT.

HOUSE-1406 SQ. FT.
GARAGE-595 SQ. FT.

PLOT PLAN

scale: 1"=15'-0"

SETBACKS

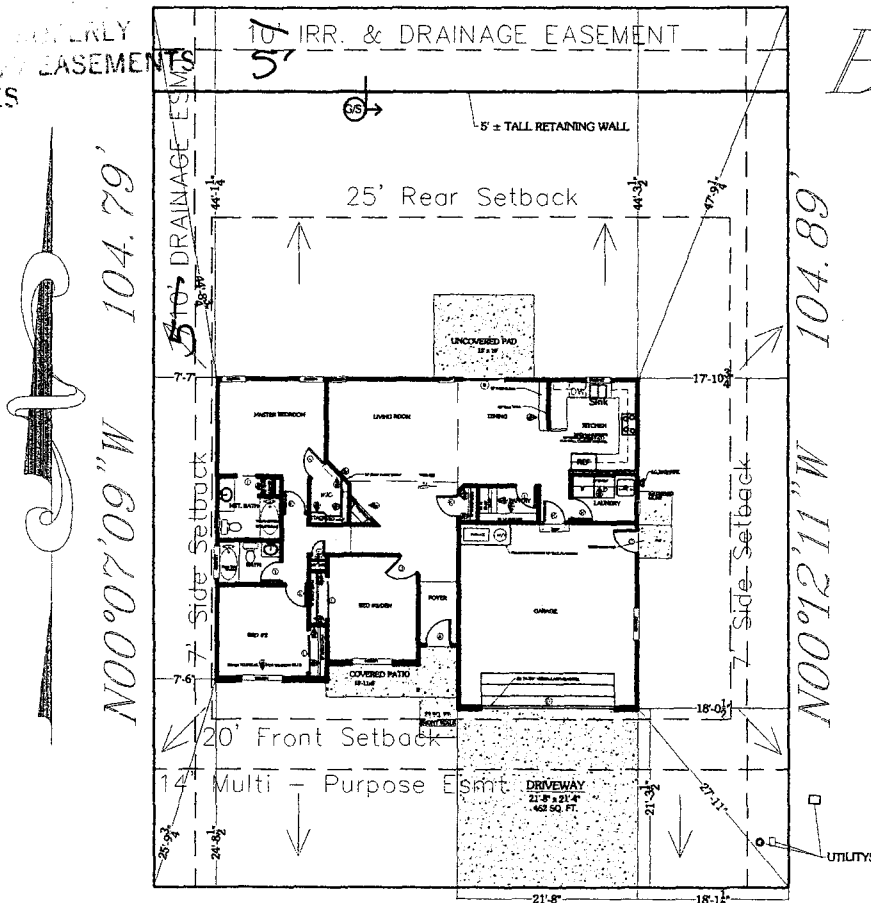
*20' Front
25' Back
7' Sides*

DRAINAGE

FF ELEV

MIN 4796.00
MAX 4798.00

*Divide Down
Red Tail - 06
2-16-06*



N89°52'02"E 76.58'

GREAT PLAINS DRIVE

Redmond Enterprises, Inc.
1548 West Independence Ave. #4
Grand Junction, CO, 81505
Phone: 970-243-7444
Fax: 970-243-7454
Redmond@redco.net

2952 Great Plains Drive
RED TAIL RIDGE LOT-10/BLOCK-4
#1406

REVISIONS:

DRAWING BY:
MELINA ROSE
PLAN DATE:
1-23-06

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