

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

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 2953 GREAT PLAINS DR. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-324-14-D11 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1515
 Subdivision Red Tail Ridge Sq. Ft. of Lot / Parcel 8054 SQ. FT.
 Filing 1 Block 3 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2780 SF
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Ridmore Enterprises
 Address 703 23rd/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 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions ① Site specific Grading + Drainage Plan required ② Eng foundation req'd. see plot note
 Voting District E Driveway Location Approval M (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 2/24/06
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. OMSD
 Utility Accounting [Signature] Date 3/9/06

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)

LOT 11 BLOCK 3

8054 SQ. FT.

HOUSE - 1515 SQ. FT.
GARAGE - 492 SQ. FT.

PLOT PLAN

scale: 1" = 15'-0"

SETBACKS
20' Front
25' Back
7' Sides

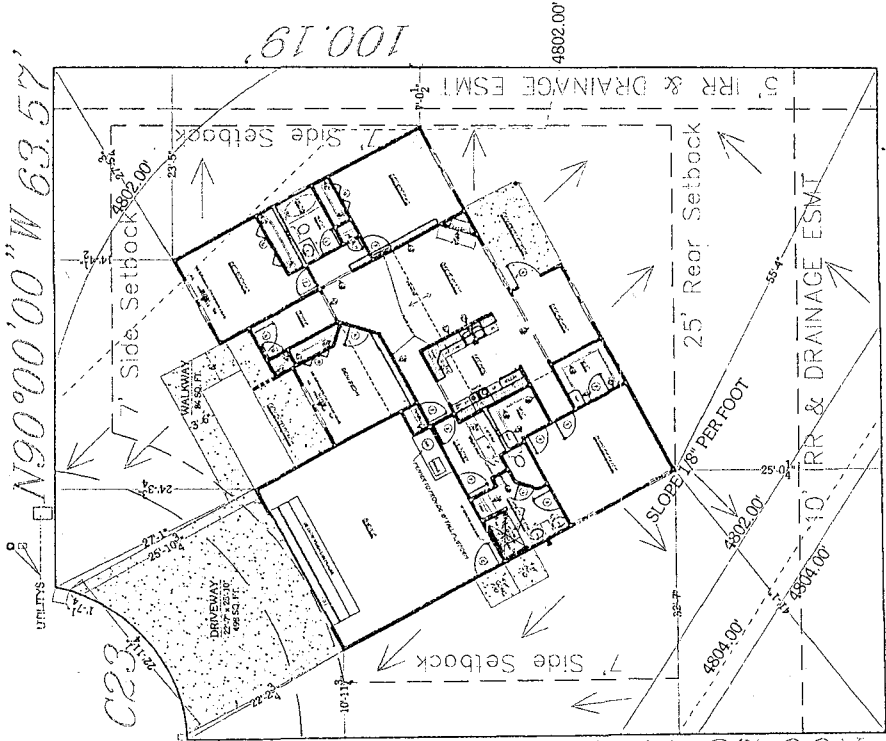


DRAINAGE

FF ELEV
PROPOSED

4803.00'

Handwritten notes:
3-3-06
Gravel
STBE
CONCRETE



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'

Handwritten:
dr.m
3
m
2/27/06

Midmore Enterprises, Inc.
1588 West Independent Ave. #4
Grand Junction, CO 81505
Phone: 970.242.7454
Fax: 970.242.7454
Midmore@aol.com

2953 GREAT PLAINS DRIVE
RED TAIL RIDGE LOT-11/BLOCK-3
#1515

REVISIONS:

DRAWING BY:
MELINA ROSE

PLAN DATE:
2/17/06

PI