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

BLDG PERMIT NO. _____

Building Address 2954 Great Plains
 Parcel No. 2943-324-15-006
 Subdivision Red Tail Ridge
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1 shed
 Sq. Ft. of Existing Bldgs 2,287 Sq. Ft. Proposed 643 sq ft
 Sq. Ft. of Lot / Parcel .017 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Linda Garey
 Address 2954 Great Plains
 City / State / Zip G.J., CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed 8x8 7'10" high

APPLICANT INFORMATION:

Name Linda Garey
 Address 2954 Great Plains
 City / State / Zip G.J., CO 81503
 Telephone 970-256-1163

***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>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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).

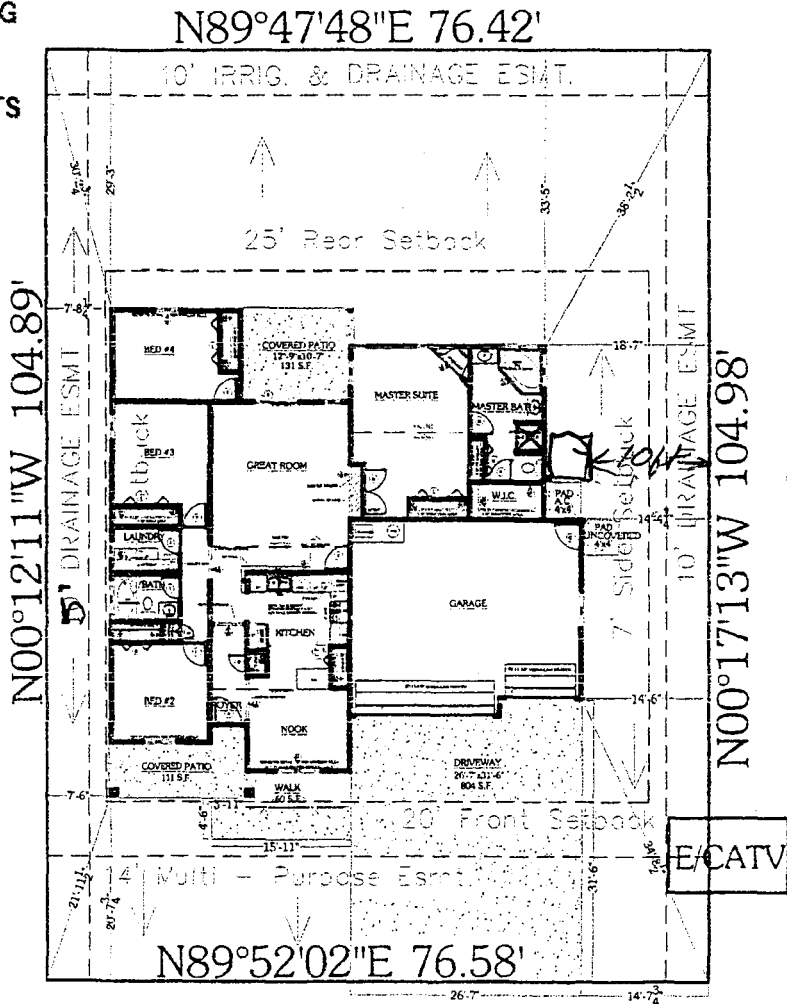
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Linda Garey Date Aug 21, 2006
 Department Approval Judith A. Pocz Date 8/21/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Case Ebbert</u>	Date <u>8/21/06</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 *10/15/05*
C. J. Hall
 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.



LOT 9
 8027 SQ.FT.
BLOCK 4
 FF ELEV
 MIN 4794.00
 MAX 4796.00
 HOUSE=1712 SQ. FT.
 GARAGE=575 SQ. FT.

SETBACKS

- 20' Front
- 25' Rear
- 7' Sides

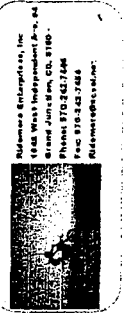
DRAINAGE

UTILITIES

Handwritten signature and date: 10/19/05

PLOT PLAN
 scale: 1"=10'-0"

GREAT PLAINS DRIVE
RED TAIL RIDGE SUBDIVISION



2954 GREAT PLAINS DRIVE
 RED TAIL RIDGE LOT-9/BLOCK-4
 #1712-3 CAR

REVISIONS:

DRAWING BY:
MELINA ROSE

PLAN DATE:
5-17-05