

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 2957 GREAT PLAINS DR.
 Parcel No. 2943-324-14-003
 Subdivision Red Tail Ridge
 Filing 1 Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1415
 Sq. Ft. of Lot / Parcel 8017 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3182 SF
 Height of Proposed Structure 19'

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 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 req'd.</u>		
Voting District <u>E</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	<u>HAS to demonstrate an extra parking space for visitors</u>		

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).

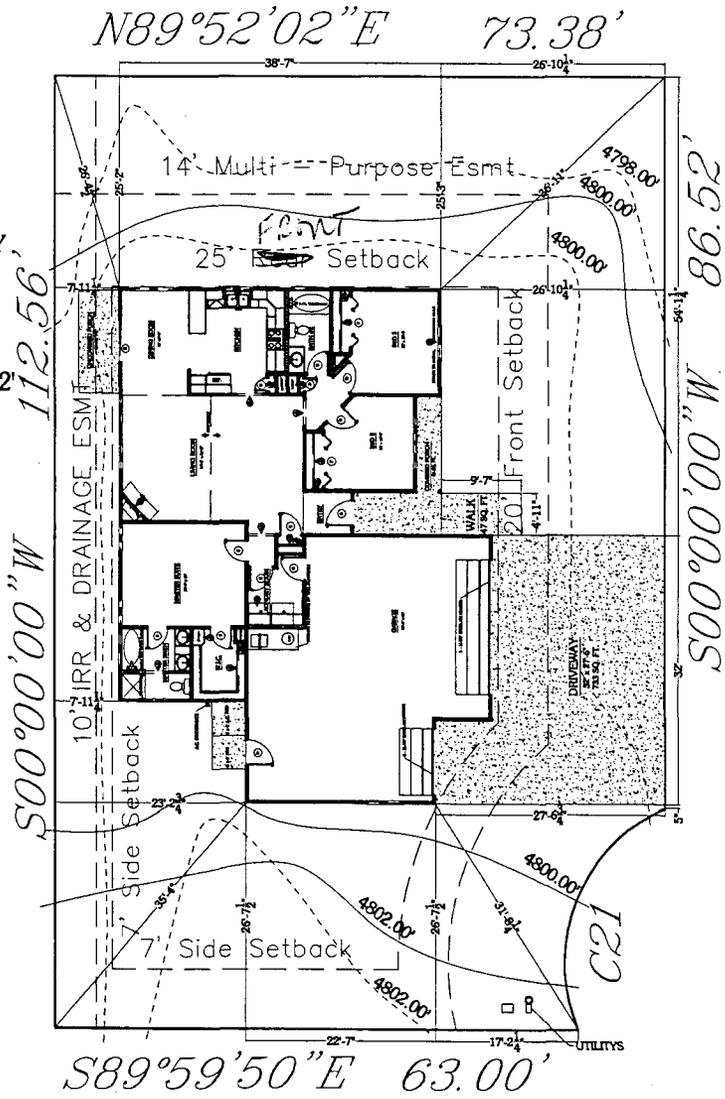
Applicant Signature [Signature] Date 4/26/06
 Department Approval INA Baylen Henderson Date 4-27-06 6/6/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>OMJD # 4933</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-6-02</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)

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'



LOT 3
 BLOCK
 8017 SQ. FT.

HOUSE-1415 SQ. FT.
 GARAGE-788 SQ. FT.

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

SETBACKS
 20' Front
 25' Back
 7' Sides

→
 DRAINAGE

T.O.F. = 4800.50'

AND PROPERTY LINES.
 LOCATE AND IDENTIFY EASEMENTS
 PROPERTY OF EMPERLY
 SIGNIFICANTS
 CITY PLANNING
 SETBACKS MUST BE

APPROVED BY: [Signature]
 DATE: 4-22-06

Midmore Enterprises, Inc
 703 23rd Road
 Grand Junction, CO, 81505
 Phone: 970-242-7444
 Fax: 970-242-7454
 Midmore@aol.net

2957 GREAT PLAINS DRIVE
 RED TAIL RIDGE LOT-3/BLOCK-3
 #1415 - 3 CAR

REVISIONS:

 DRAWING BY:
 MELINA ROSE
 PLAN DATE:
 4-18-06

P1