

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 259 Great Plains Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-324-14-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1593
 Subdivision Red Tail Ridge Sq. Ft. of Lot / Parcel 8002 SF
 Filing 1 Block 3 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2981 SF
 Height of Proposed Structure 20'

OWNER INFORMATION:
 Name Ridemore 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 Ridemore 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): _____

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 <u>—</u> NO <u>—</u>		
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>① site specific grading & drainage plan req'd ② Eng foundation req'd. see plot note.</u>		
Voting District <u>F</u> Driveway Location Approval <u>[Signature]</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 2/24/06
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>0MSD</u>
Utility Accounting <u>T. Bensley</u> Date <u>3/9/06</u>

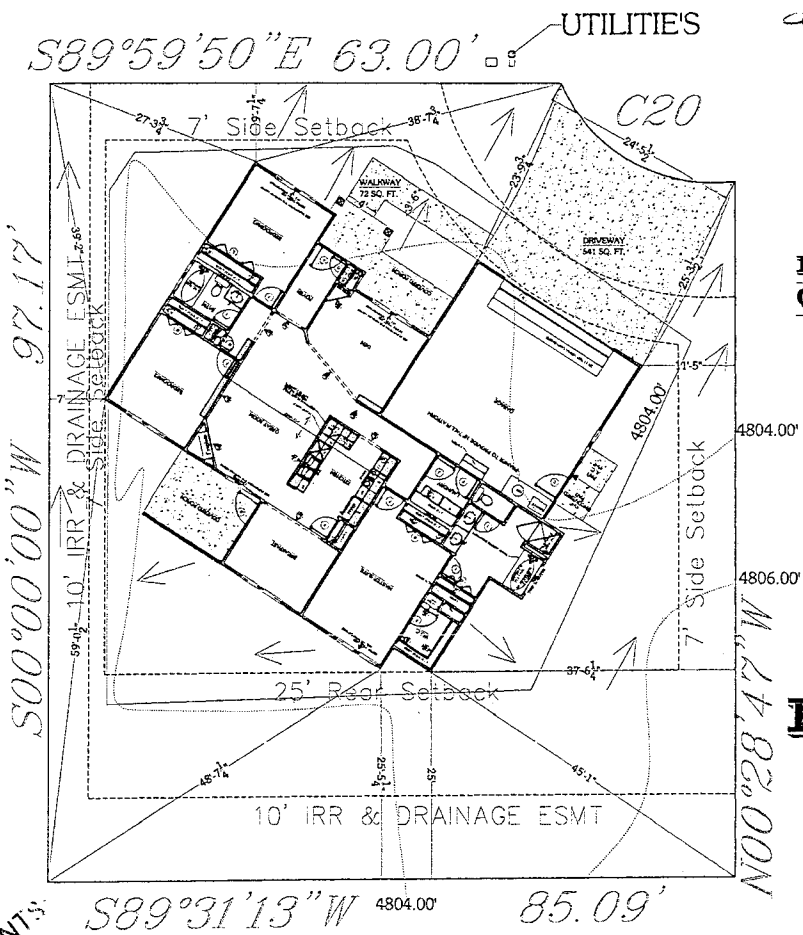
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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'

AP 3-3-06 *Dayton Anderson*
 ACCEPTED
 MUST BE
 PLANNING
 ONLY
 EASEMENTS
 PROPERTY LINES



dr
on
 2/29/04

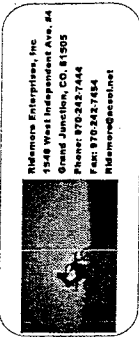
LOT 10
 8002 SQ.FT.
 BLOCK 3

HOUSE: 1593 SQ. FT.
GARAGE: 532 SQ. FT.

→
 DRAINAGE
 SETBACKS
 20' Front
 25' Back
 7' Sides

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

FF ELEV
 PROPOSED
 4805.00'



2959 GREAT PLAINS DRIVE
 RED TAIL RIDGE LOT-10/BLOCK-3
 #1593

REVISIONS:
DRAWING BY: MELINA ROSE
PLAN DATE: 2-20-06

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