

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 2961 Great Plains Dr.
 Parcel No. 2943-324-14-009
 Subdivision Red Tail Ridge
 Filing 1 Block 3 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1712
 Sq. Ft. of Lot / Parcel 8092 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3243 SF
 Height of Proposed Structure 18'

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>40%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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>-requires a foundation drain</u>
Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u>	<u>-Engineered foundation required.</u> <u>-Site specific grading & drainage plan needed</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 5/9/06
 Department Approval NA Adam Eller Date 5-11-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>OMD# 4942</u>
Utility Accounting	Date

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 *NA* *Adam Olson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE ARCHITECT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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

LOT 9
8092 SQ.FT.
BLOCK 3

HOUSE=1712 SQ. FT.
GARAGE=575 SQ. FT.

PROPOSED CONTOUR INTERVALS = 2'

EXISTING CONTOUR INTERVALS = 2'

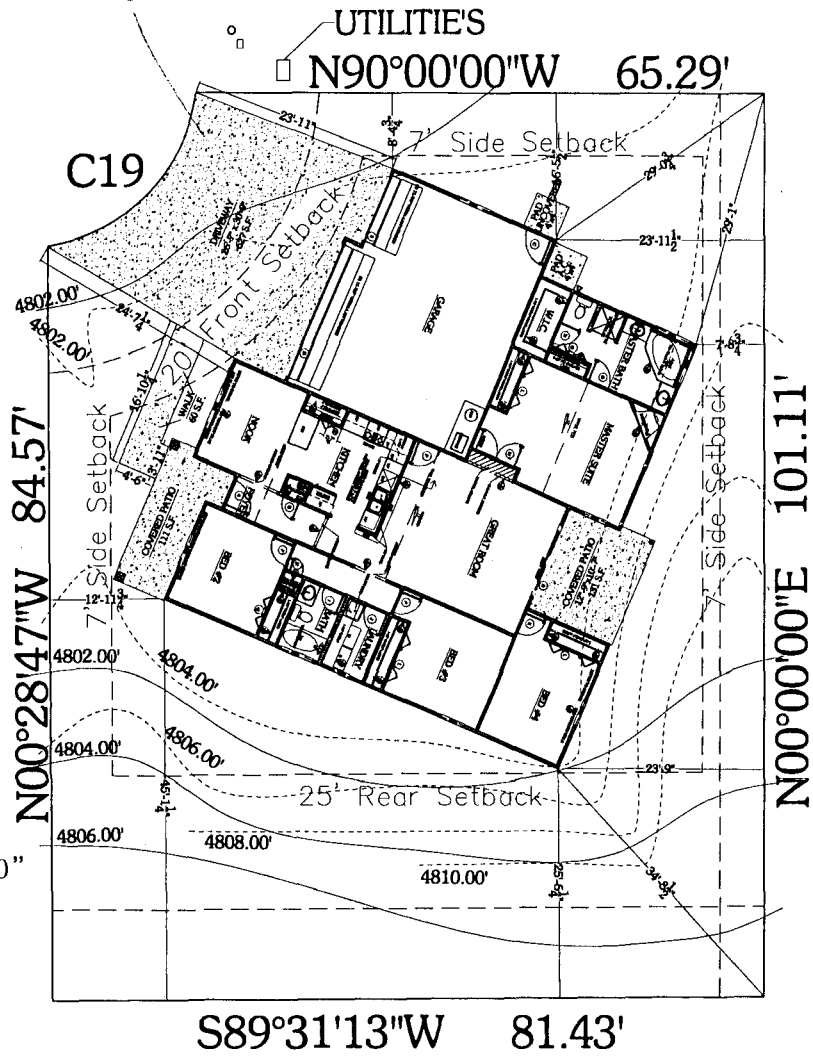
T.O.F. = 4802.00'

SETBACKS

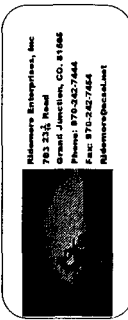
20' Front
25' Rear
7' Sides

DRAINAGE

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



divine ate
5/15/04



2961 GREAT PLAINS DRIVE
RED TAIL RIDGE LOT-9/BLOCK-3
#1712 3 CAR

REVISIONS:

DRAWING BY:
MELINA ROSE
PLAN DATE:
5-3-06

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