FEE \$ 10.00

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 262 Great Plains De.	No. of Existing Bldgs No. Proposed
Parcel No. 3943-304-13-010	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 1406
Subdivision Red TAIL Ridge	Sq. Ft. of Lot / Parcel <u>8733</u> SF
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) 3061 3F Height of Proposed Structure 7
Name Ridemore Entreprises	DESCRIPTION OF WORK & INTENDED USE:
Address 703 23 2/10 Rd	New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip GRAND Ja CO 81505	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Ridemore Enterprises	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address 703 23 2/10 Rd	Other (please specify):
City/State/Zip GRAND Ja a 81505	NOTES:
Telephone 343-7444	may encounter wet poil conditions
	cisting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RSF-4	Maximum coverage of lot by structures _500
SETBACKS: Front 20 from property line (PL)	Permanent Foundation Required: YES_XNO
Sidefrom PL Rear _25from PL	Parking Requirement 2
Maximum Height of Structure(s) 35'	Special Conditions Engineer O Foundations
Driveway	Regid foundation drain may be
Voting District Location Approval(Engineer's initials)	negle based on engeneering observation
	in writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code).
	information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal n-use of the building(s).
Applicant Signature	Date 3/22/06
Department Approval Millar Market	Date 4-6-06
Additional water and/or sewer tap fee(s) are required: YES	NO WONORID DMSD.
Utility Accounting Vate GISterry	Date 4/6/06
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Sec (White: Planning) (Yellow: Customer) (Pink:	ction 2.2.C.1 Grand Junction Zoning & Development Code) Building Department) (Goldenrod: Utility Accounting)

LOT 10 8733 SQ.FT.

BLOCK 2

T.O.F. 4" ABOVE CENTER OF SOUTH CURB

LIVING=1406 SQ. FT. SGARAGE=595 SQ. FT.

PLOT PLAN

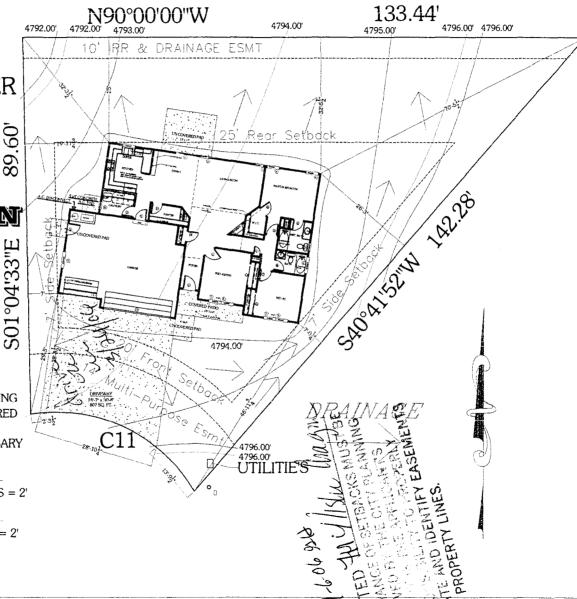
SETBACKS

20' Front 25' Rear 7' Sides

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'





2962 GREAT PLAINS DRIVE RED TAIL RIDGE LOT-10/BLOCK-2 #1406 3 CAR

DRAWING BY:
MELINA ROSE
PLAN DATE:

P1