

FEES \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 2963 Great Plains
 Parcel No. 2943-324-14-004
 Subdivision Red Tail Ridge
 Filing 1 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1400
 Sq. Ft. of Lot / Parcel 8104 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~3077 SF~~ 3377
 Height of Proposed Structure 18.5

OWNER INFORMATION:

Name Ridemore Enterprises
 Address 703 23rd 1/2 Rd
 City / State / Zip Grand Jct., CO

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 1/2 Rd
 City / State / Zip Grand Jct., CO
 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 <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>foundation drain required</u>
Voting District <u>E</u> Driveway Location Approval <u>UW</u> (Engineer's Initials)	<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 [Signature] Date 5-11-06 12-9-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>DMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/9/06</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)

MA Adam Oles
u/a/m

~GREAT PLAINS DRIVE~

LOT 4

N89°52'02"E 77.13'

8104 SQ.FT.

BLOCK 3

HOUSE-1406 SQ. FT.
GARAGE-595 SQ. FT.

PLOT PLAN

scale: 1"=15'-0"

SETBACKS

20' Front
25' Back
7' Sides

drive or walk

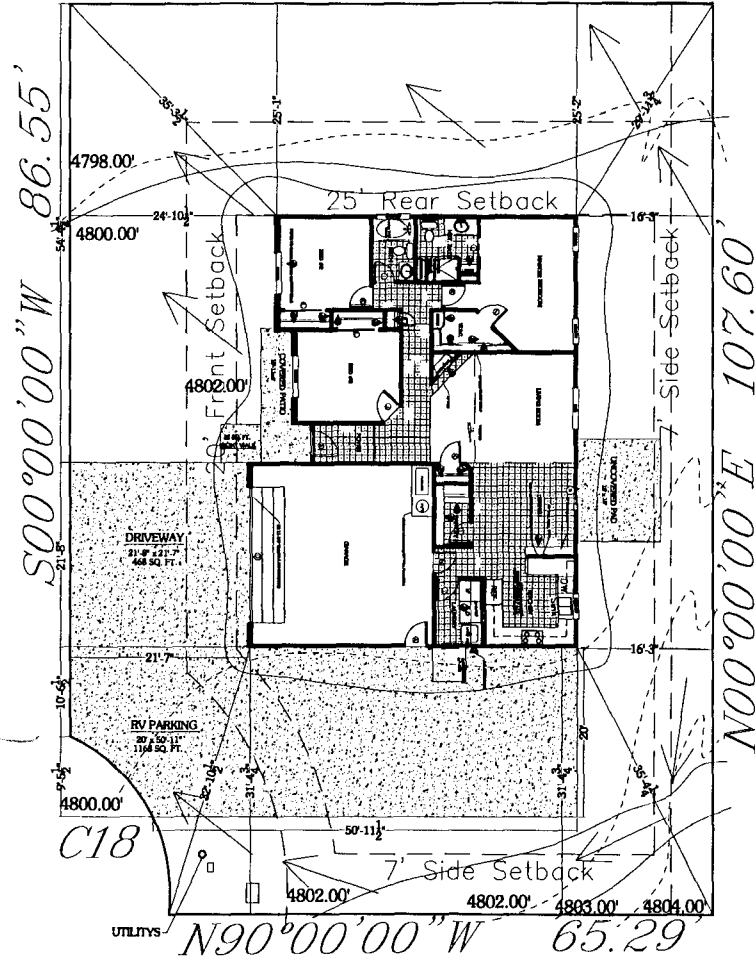
TYPICAL LOT GRADING TYPE 'B'
"COMBINATION FRONT & SIDE"
TYPE 'B' MODIFIED B1 LOT GRADING
*NO FOUNDATION DRAIN REQUIRED
UNLESS OPEN EXCAVATION
OBSERVATION DEEMS IT NECESSARY

PROPOSED CONTOUR INTERVALS = 2'

EXISTING CONTOUR INTERVALS = 2'

DRAINAGE

FF ELEV
4802.50'



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

2963 GREAT PLAINS DRIVE
RED TAIL RIDGE LOT 4/BLOCK 3
#1406

REVISIONS:

DRAWING BY:
MELINA ROSE

PLAN DATE:
4-26-06

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