

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 400.00

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

BLDG PERMIT NO. _____

Building Address 689 TILMAN DR.
 Parcel No. 2945-021-27-013
 Subdivision LITTLE CREEK
 Filing 1 Block 1 Lot 13

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2421
 Sq. Ft. of Lot / Parcel 8728 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4007 SF
 Height of Proposed Structure 23'

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): _____

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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>B</u> Driveway Location Approval <u>TRAD</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).

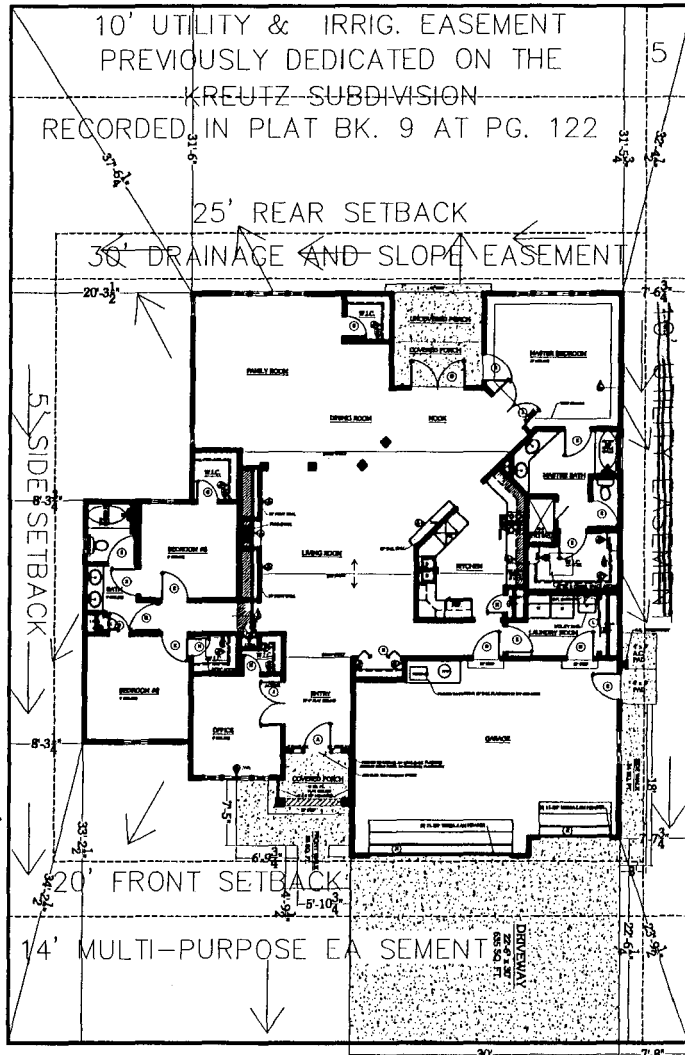
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4/26/06
 Department Approval NA Taylor Hedem Date 5-24-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19/11</u>
Utility Accounting <u>[Signature]</u> Date <u>5/24/06</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)

N00°01'12"E 75.90'



N89°54'46"E 115.00'

N89°55'14"E 115.00'

N00°01'12"E 75.89'

~ TILMAN DRIVE ~

5-24-06
Gayleen Henderson

ACCEPTED NA
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRAINAGES

SETBACKS
20' Front
25' Back
5' Sides

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

HOUSE-2421 SQ. FT.
GARAGE-624 SQ. FT.
T.O.F. MIN-4695.25'
MAX-4696.25'

LOT 13
8728 SQ FT

Dave OK
RAD
4-27-06

P1

REVISIONS
DRAWING BY
MELINA ROSE
PLAN DATE
4-20-05

689 TILMAN DRIVE
LITTLE CREEK LOT-13 / BLOCK-1
#2421

Ridgemo Enterprises, Inc
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Grand Junction, CO, 81608
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