

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 691 Tilman Drive
 Parcel No. 2945-021-27-01a
 Subdivision Little Creek
 Filing 1 Block 1 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2399
 Sq. Ft. of Lot / Parcel 8730
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~0~~ 4153
 Height of Proposed Structure 23

OWNER INFORMATION:

Name Ridmore Enterprises
 Address 703 23 2110 Road
 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 2110 Road
 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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5 from PL Rear 25 from PL Parking Requirement _____

Maximum Height of Structure(s) 35' Special Conditions engineered foundation

Voting District B Driveway Location Approval Required
 (Engineer's Initials) RAD

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).

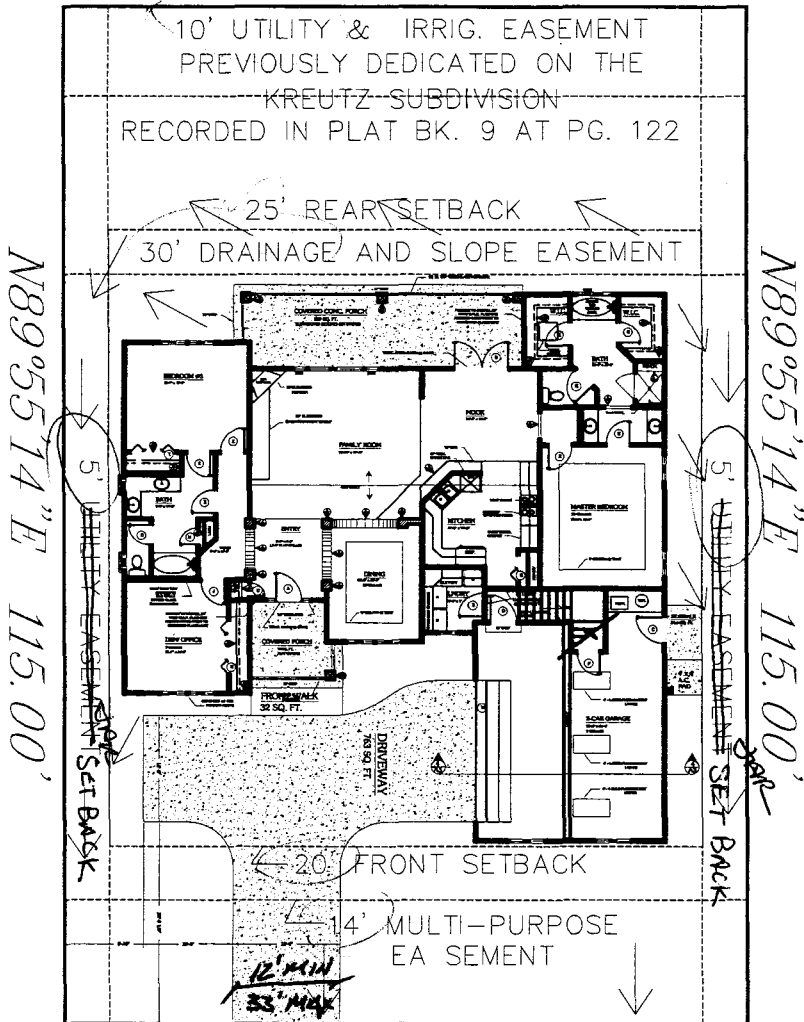
Applicant Signature _____ Date 10/13/06

Department Approval JAR 10/17 _____ Date 11/13/06

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19675</u>
Utility Accounting <u>Late CBS</u>			Date <u>11/13/06</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 75.91'



N89°55'14"E 115.00'

N89°55'14"E 115.00'

N00°01'12"E 75.91'

TILMAN DRIVE

11/13/06
JAR
Anderson

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

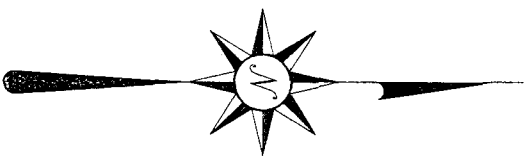
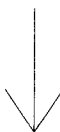
40' x 12'
8730 SQ FT
T.O.F. = 4696.25'

Done OK
TRAD
10-17-06

PILOT PLAN
HOUSE-2393 SQ. FT.
GARAGE-633 SQ. FT.
scale: 1"=10'-0"

SETBACKS
20' Front
25' Back
5' Sides

DRAINAGE



691 TILMAN DRIVE
LITTLE CREEK LOT-12/BLOCK-1
#2399

Ridmore Enterprises, Inc
703 23rd Road
Grand Junction, CO, 81505
Phone: 970-242-7444
Fax: 970-242-7484
Ridmore@gsco.net

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REVISIONS:
DRAWING BY:
4 DAY DRAFTING
PLAN DATE:
9/25/06