

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 692 Wilman Drive  
 Parcel No. 2945-031-51-004  
 Subdivision Little Creek  
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2145  
 Sq. Ft. of Lot / Parcel 9458 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3863  
 Height of Proposed Structure 20.5

**OWNER INFORMATION:**

Name Ridmore Enterprises  
 Address 703 23210 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 23210 Road  
 City / State / Zip Grand Jct., CO 81505  
 Telephone 242-74114

\*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 <u>Engineered foundations</u>
Voting District <u>B</u> Driveway Location Approval _____ (Engineer's Initials)	<u>required.</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 5/11/06  
 Department Approval NA [Signature] Date 5-11-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. <u>19121</u>
Utility Accounting <u>[Signature]</u> Date <u>6/15/06</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)

McNamee Enterprises, Inc  
 7932 25th Road  
 Grand Junction, CO 81506  
 Phone: 970.242.7444  
 Fax: 970.242.7444  
 McNamee@mcnamee.com



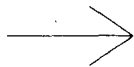
LOT 4  
 9458 SQ FT  
 T.O.F. MIN-4697.0'  
 MAX-4698.0'

HOUSE-2145 SQ. FT.  
 GARAGE-668 SQ. FT.

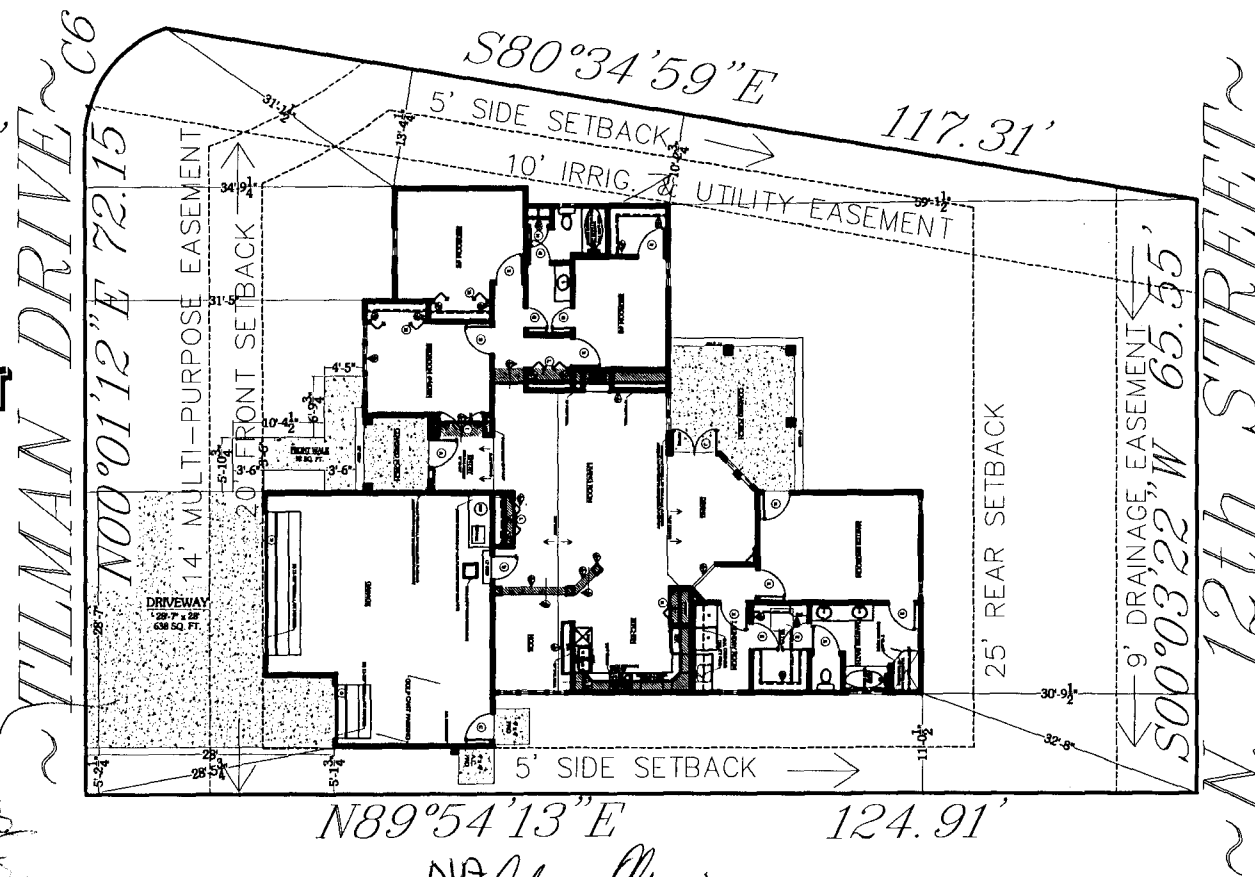
**PLOT PLAN**  
 scale: 1"=10'-0"

SETBACKS  
 20' Front  
 25' Back  
 5' Sides

**DRAINAGE**



*h/s/s  
 4/15/04  
 min*



NA *Adrian Rose*  
 ALL INFORMATION ON THIS PLAN MUST BE  
 OBTAINED FROM THE RECORDING  
 DEPARTMENT OF THE COUNTY'S  
 RECORDS OFFICE TO PROPERLY  
 LOCATE ALL EASEMENTS  
 AND PROPERTY LINES.

692 TILMAN DRIVE  
 LITTLE CREEK LOT 4/BLOCK-1  
 #2145

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWING BY:  
 MELINA ROSE  
 PLAN DATE:  
 4-20-05

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