

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 695 Tilman Drive  
 Parcel No. 2945-021-27-010  
 Subdivision Little Creek  
 Filing 1 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2421  
 Sq. Ft. of Lot / Parcel 8729  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4002  
 Height of Proposed Structure 23

**OWNER INFORMATION:**

Name Ridmore Enterprises  
 Address 703 23rd 1/2 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 23rd 1/2 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 <u>R1WF-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>Site Specific engineered foundations are required on all MtS</u>		
Voting District <u>B</u>	Driveway Location Approval <u>RAD</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 10/16/06

Department Approval NA [Signature] 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>19676</u>
Utility Accounting <u>[Signature]</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)

Midwest Enterprises, Inc.  
 703 23rd Road  
 Grand Junction, CO. 81506  
 Phone: 970-242-7444  
 Fax: 970-242-7484  
 Midwest@midwest.net



695 TILMAN DRIVE  
 LITTLE CREEK LOT-10 / BLOCK-1  
 #2421

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWING BY:  
 MELINA ROSE  
 PLAN DATE:  
 4-20-05  
 P1

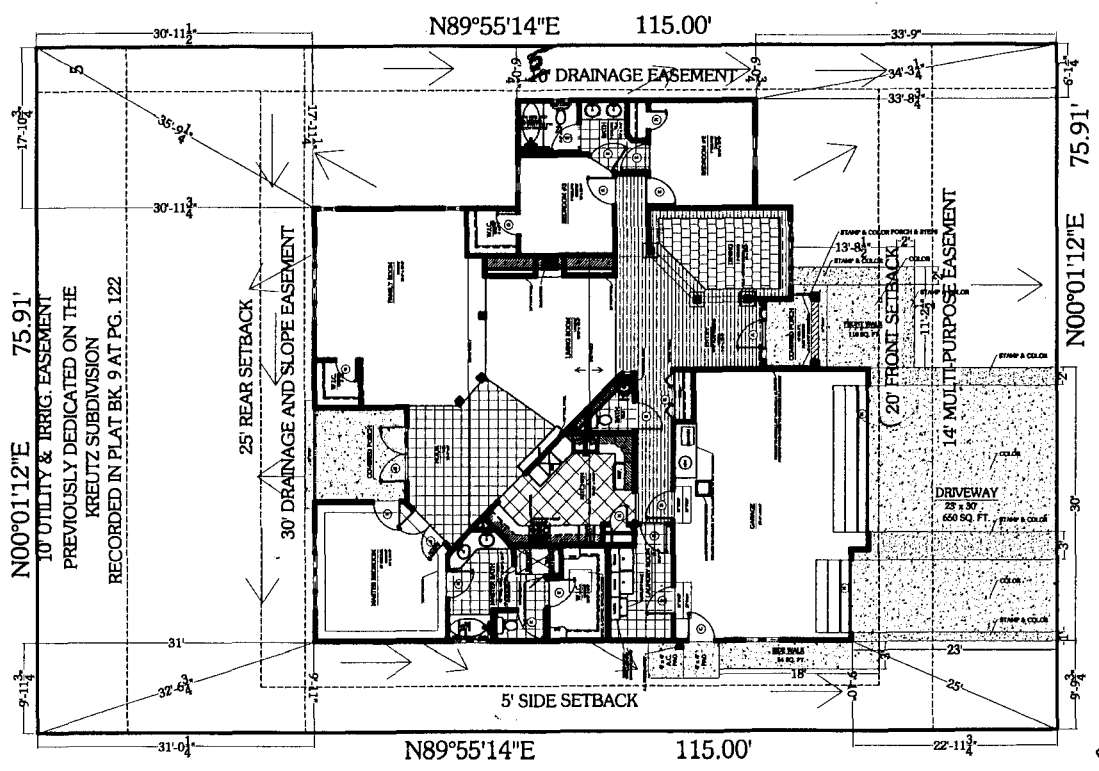
*Handwritten:* OK  
 12-15-08  
 [Signature]

LOT 10 / BLOCK 1  
 8729 SQ FT  
 T.O.F. 4699.0'

HOUSE-2421 SQ. FT.  
 GARAGE-624 SQ. FT.

**SETBACKS**  
 20' Front  
 25' Back  
 5' Sides

DRAINAGE



695

TILMAN DRIVE

*Handwritten:* 11/13/07  
 [Signature]

**ACCEPTED FOR SETBACKS MUST BE ANY CHANGES TO EASEMENTS RESTATE AND PROPERTY LOCATIONS TO PROPERTY LINES.**

1 P1 PLOT PLAN  
 1"=10'