

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 697 Tilman Drive  
Parcel No. 2945-021-27-009  
Subdivision Little Creek  
Filing 1 Block 1 Lot 9

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3039  
Sq. Ft. of Lot / Parcel 8760  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 4233  
Height of Proposed Structure 24

**OWNER INFORMATION:**

Name Ridemore Enterprises  
Address 703 23rd 1/2 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 1/2 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>RUF-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>UU</u> <small>(Engineer's Initials)</small>		

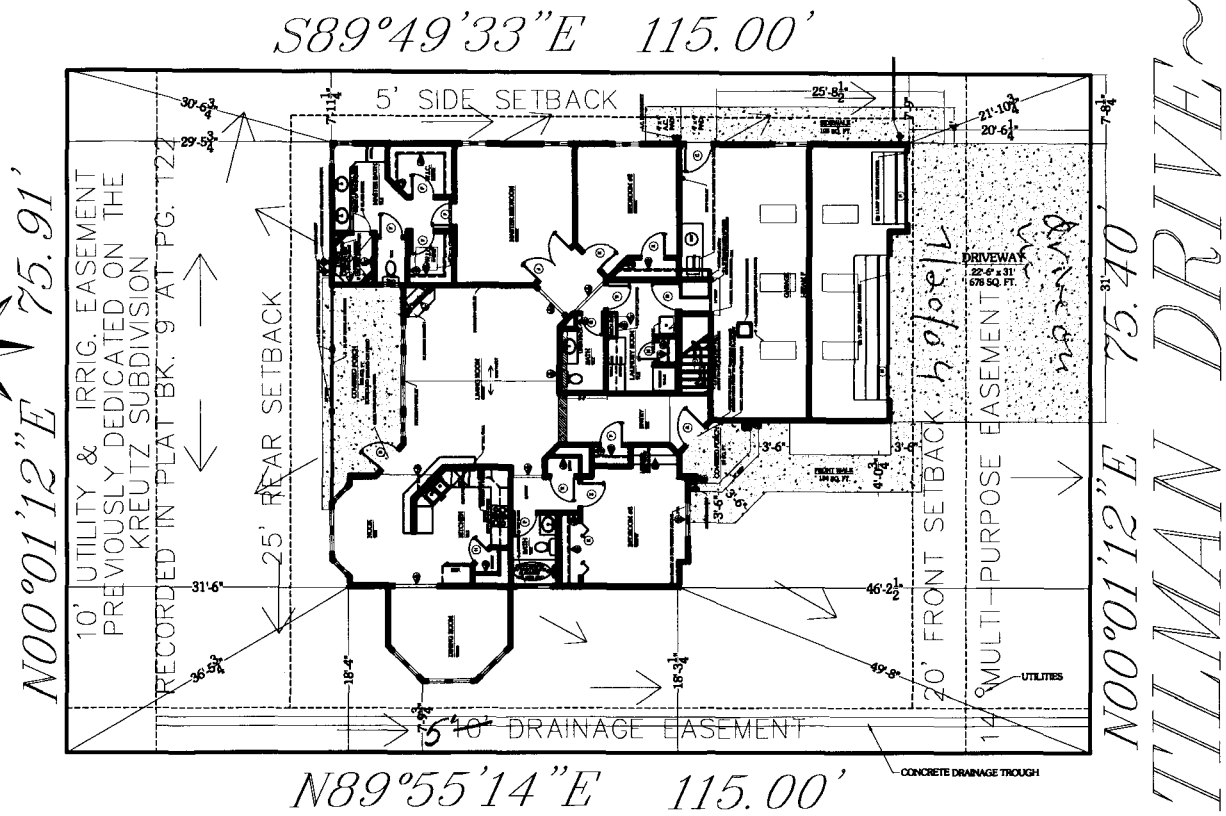
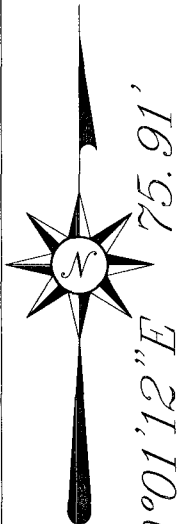
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 7/19/06  
Department Approval NA Gaylen Henderson Date 8/9/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19372</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/09/06</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)



LOT 9  
BLOCK 1  
8700 SQ FT  
T.O.F. MIN-4699.5'  
MAX-4700.5'

**HOUSE-2327 SQ. FT.**  
**GARAGE-712 SQ. FT.**  
**PLOT PLAN**  
scale: 1"=10'-0"

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

**DRAINAGE**  
8/9/06 →

ACCEPTED NA Gayles Henderson  
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.

Widemann Enterprises, Inc.  
703 23rd Street  
Colorado Springs, CO 80905  
Phone: 719-262-7444  
Fax: 719-262-7444  
widem@earthlink.net

697 TILMAN DRIVE  
LITTLE CREEK LOT-9/BLOCK-1  
#2327

REVISIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DRAWING BY:  
MELINA ROSE  
PLAN DATE:  
4-17-06

P1