

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. PH

Building Address 128 Dry Creek Rd
 Parcel No. 2943-324-13-012
 Subdivision REDTAIL RIDGE
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed see detail
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name DONALD MORAN 523-1986
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 4' retaining wall (concrete)

APPLICANT INFORMATION:

Name RIDEMORE ENTERPRISES
 Address 703 23 1/10 Rd.
 City / State / Zip CJ CO 81505
 Telephone 242-7444

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: see detail for drainage & engineer approval

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES n.a. NO _____
 Side 7 from PL Rear 25 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval RAI 8-22-07
 (Engineer's Initials)

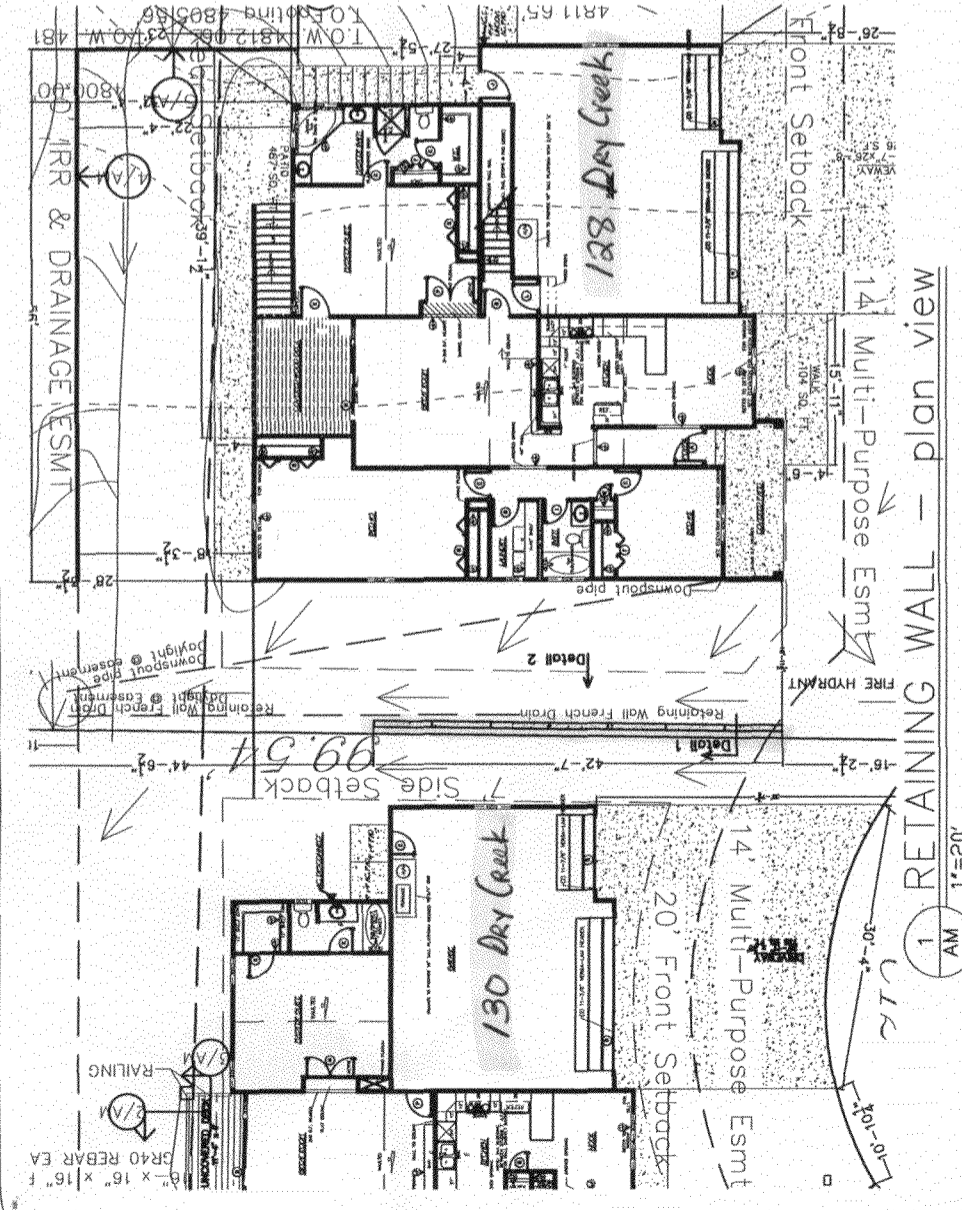
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/22/07
 Department Approval Judith A. Rice Date 8/22/07

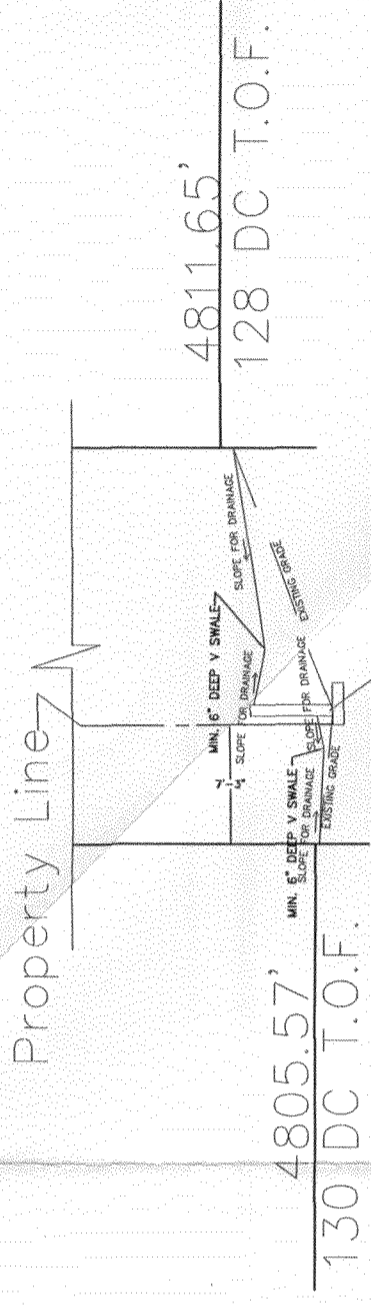
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>8/22/07</u>		

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)



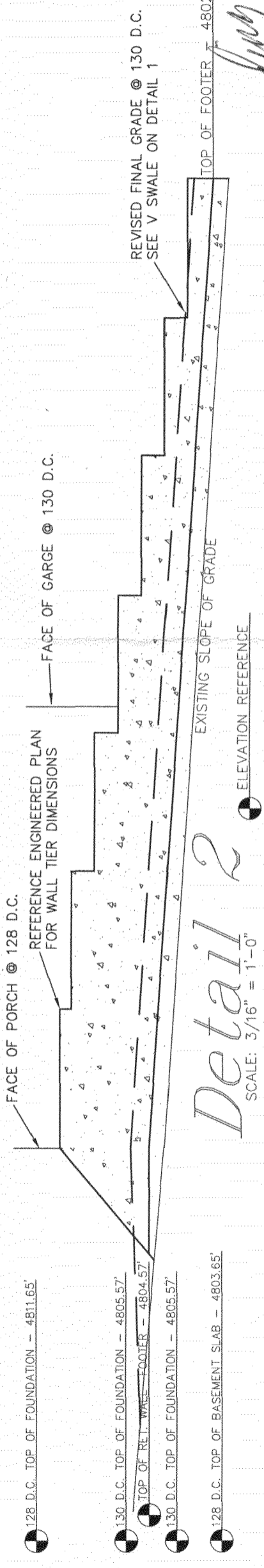
1 RETAINING WALL - plan view
1"=20'

DRAINAGE →



Retaining Wall
Top of Footer - 4804.57'
All elevations based off West end of wall refer to detail 2 for remaining elevations

Detail 1
NOT TO SCALE



Detail 2
SCALE: 3/16" = 1'-0"

Wall to property line
OK - Sub 8-22-07

Ridmore Enterprises, Inc
703 23 1/2 Road
Grand Junction, CO, 81505
Phone: 970-242-7444
Fax: 970-242-7454
Ridmore@csol.net
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128 DRY CREEK
RET. WALL & DRAINAGE PLAN
RED TAIL RIDGE LOT 12/BLOCK 2

REVISIONS:	8/9/07	DRAWING BY:	KD
	8/22/07	PLAN DATE:	6/14/07
			AM