

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 3115 Glenn Everett
 Parcel No. 2943-151-15-012
 Subdivision Chatfield-III
 Filing 3 Block 6 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2021
 Sq. Ft. of Lot / Parcel 8839
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3024
 Height of Proposed Structure 21

OWNER INFORMATION:

Name Ridemore Enterprises
 Address 703 23710 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 Ridemore Enterprises
 Address 703 23710 Road
 City / State / Zip Grand Jct., CO 81505
 Telephone 262-7444

*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>R-5</u>	Maximum coverage of lot by structures <u>6070</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 _____
Voting District <u>C</u>	Driveway Location Approval <u>WS</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 _____ Date 7/11/07

Department Approval JAR Date 7/18/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>GV Japt #3357</u>
Utility Accounting <u>Other meter</u>	Date <u>7-20-7</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)

PLOT PLAN

scale: 1"=15'-0"

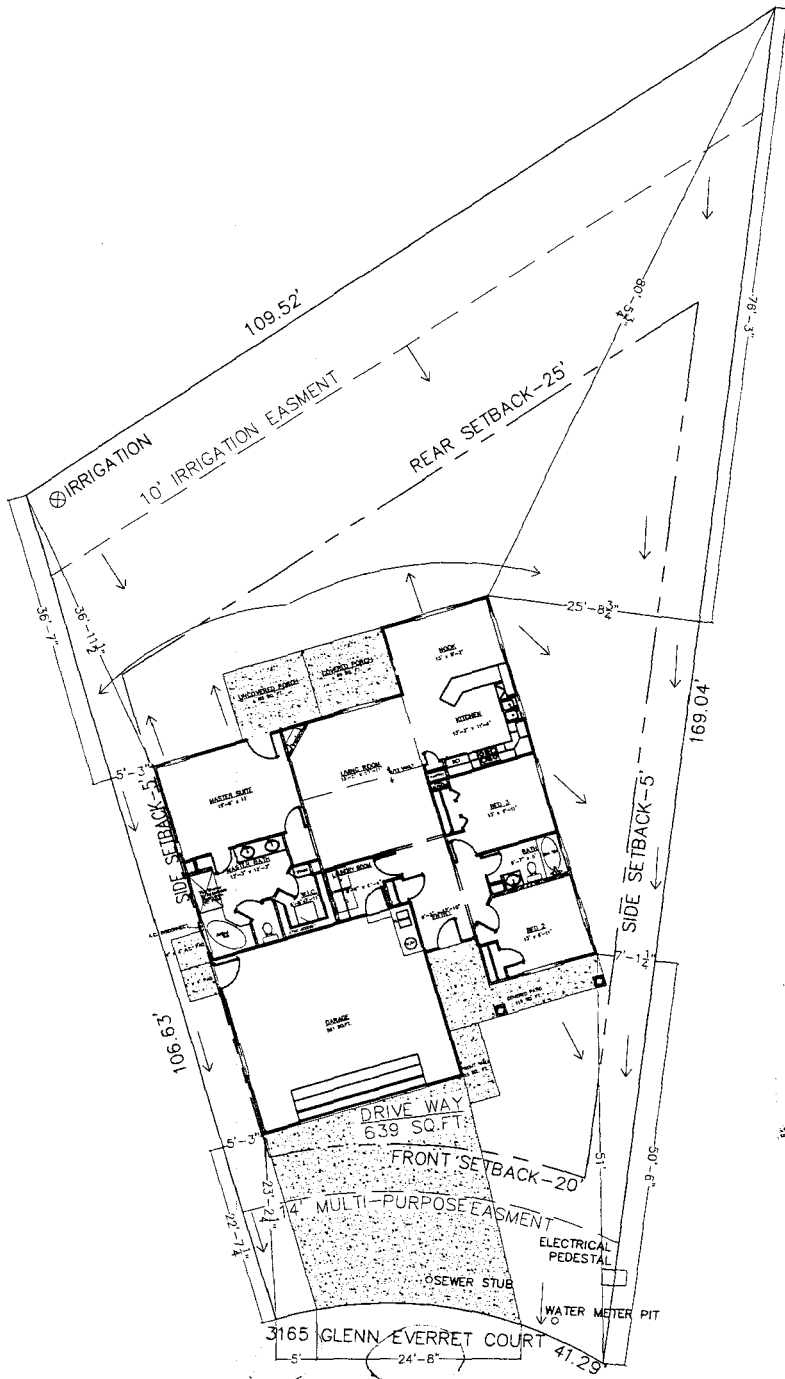
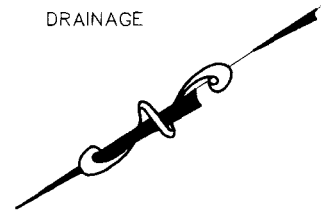
CHATFIELD III
 LOT 12/BLOCK 6
 8839 SQ.FT.

LIVING=1460 SQ. FT.
 GARAGE=561 SQ. FT.

MIN. top Of Foundation- 4656.59'
 MAX. top Of Foundation- 4658.59'

SETBACKS
 20' Front
 25' Rear
 5' Sides

LOT GRADING DRAINAGE TYPE A
 DRAINAGE



FLATWORK (uncovered unless noted) (sq. ft.)	
REAR PATIO (85 COVERED 85 UNCOVERED)	170
COVERED FRONT PATIO (EXPOSED AGG.)	118
FRONT WALK (EXPOSED AGG.)	33
A.C. PAD (EXPOSED AGG.)	16
4x4 PAD (EXPOSED AGG.)	16
DRIVE WAY (EXPOSED AGG.)	662
Total	1013

JAR 7/18/07

PLANNING DEPARTMENT
 CITY AND COUNTY OF DENVER
 AND PROPERTY TAXES

Drive OK
JAR 7/16/07

P1

PLANNING DEPARTMENT
 CITY AND COUNTY OF DENVER
 AND PROPERTY TAXES

REVISIONS:

DRAWING BY:
 ASHLEY CHADDO

PLAN DATE:
 7/10/07

3165 Glenn Everret Ct.
 LOT 12/BLOCK 6 CHATFIELD III
 #1460 C1

Ridmore Enterprises, Inc.
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 Grand Junction, CO. 81505
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 Ridmore@casol.net