

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460 ⁻

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. pl

Building Address 3106 Glenn Everett Ct.
 Parcel No. 2943-151-15-009
 Subdivision Chatfield III
 Filing 3 Block 6 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2239
 Sq. Ft. of Lot / Parcel 7376
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2992
 Height of Proposed Structure 21'7"

OWNER INFORMATION:

Name Ridemore Enterprises
 Address 703 23rd 110 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 23rd 110 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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES / NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District 1 Driveway Location Approval WS
(Engineer's Initials)

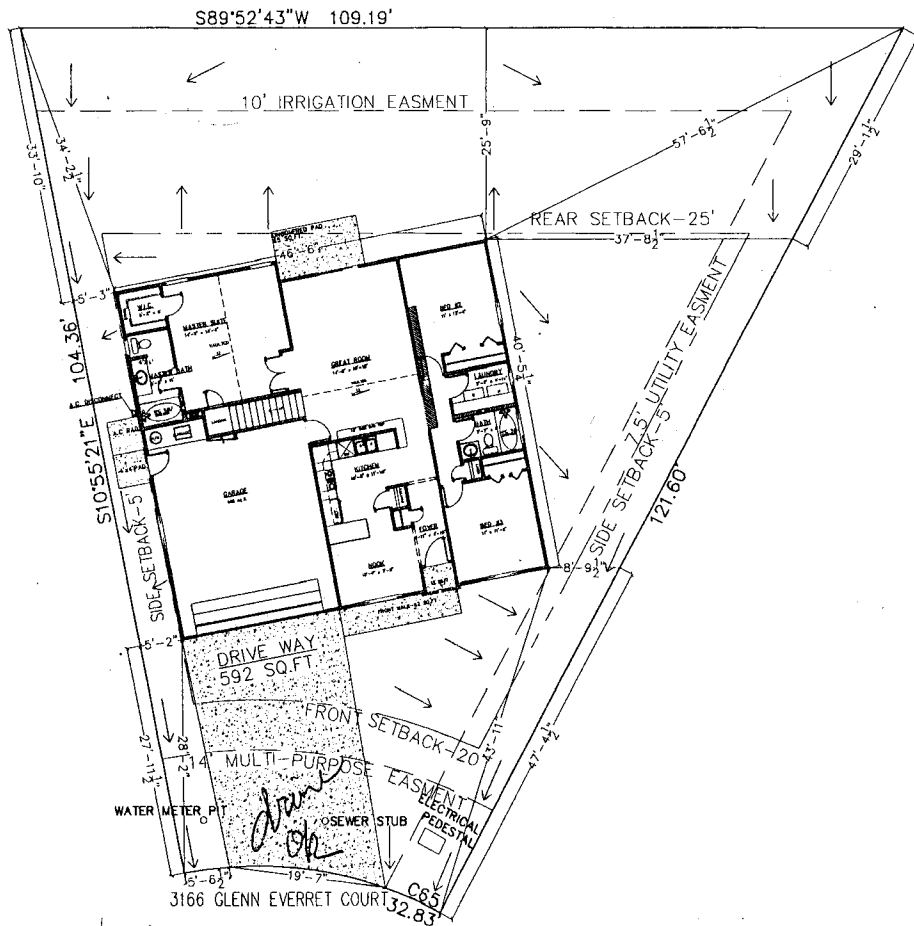
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 5/11/07
 Department Approval WS [Signature] Date 6/1/07

Additional water and/or sewer tap fee(s) are required:	YES <u>/</u>	NO _____	W/O No: <u>pd@C&V</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/1/07</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)



PLOT PLAN

scale: 1"=15'-0"

CHATFIELD III
 LOT 9/BLOCK 6
 7376 SQ.FT.

1st FLOOR LIVING=1432 SQ. FT.
 BONUS FINISHED LIVING=321 SQ. FT.
 TOTAL LIVING=1753 SQ. FT.
 GARAGE=486 SQ. FT.

MIN. top Of Foundation- 4657.43'
 MAX. top Of Foundation- 4659.43'

SETBACKS
 20' Front
 25' Rear
 5' Sides

LOT GRADING DRAINAGE TYPE A
 DRAINAGE →

FLATWORK (uncovered unless noted) (sq. ft.)	
REAR PATIO	65
COVERED FRONT PATIO	12
FRONT WALK	52
A.C. PAD	16
4x4 PAD	16
DRIVE WAY	592
Total	753

WS Ashby Chadd 4/11/07

Kidmore Enterprises, Inc.
 783 214 Road
 Grand Junction, CO. 81505
 Phone: 970.262.7444
 Fax: 970.242.7424
 kidmore@cs.com.net



3166 Glenn Everret Ct
 LOT 9/BLOCK 6 CHATFIELD III
 #1753 C1

REVISIONS:

DRAWING BY:
 ASHLEY CHADD

PLAN DATE:
 5/9/07

P1