

FEE \$	1000
TCP \$	1587
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

3167 GLENN EVERET

Building Address ~~Ridmore Enterprises~~
 Parcel No. 24743-151-15-011
 Subdivision Chatfield III
 Filing 3 Block 10 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1980
 Sq. Ft. of Lot / Parcel 7043.10
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2511
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name Ridmore Enterprises
 Address 703 23 21st 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 Ridmore Enterprises
 Address 703 23 21st Rd
 City / State / Zip Grand Jct, CO 81505
 Telephone 242 2444

***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>60%</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement <u>2</u>
SETBACKS: Front <u>20</u> from property line (PL)	Side <u>5</u> from PL	Rear <u>25</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35</u>	Voting District <u>C</u>		
Driveway Location Approval <u>JPR</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 10/5/07
 Department Approval JPR Paul Humbert Date 10/24/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pa a @ CV</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/24/07</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

CHATFIELD III
 LOT 11/BLOCK 6
 7042.16 SQ.FT.

LIVING=1482 SQ. FT. (MODIFIED MASTER)
 GARAGE=504 SQ. FT.

MIN. top Of Foundation- 4657.24
 MAX. top Of Foundation- 4659.24

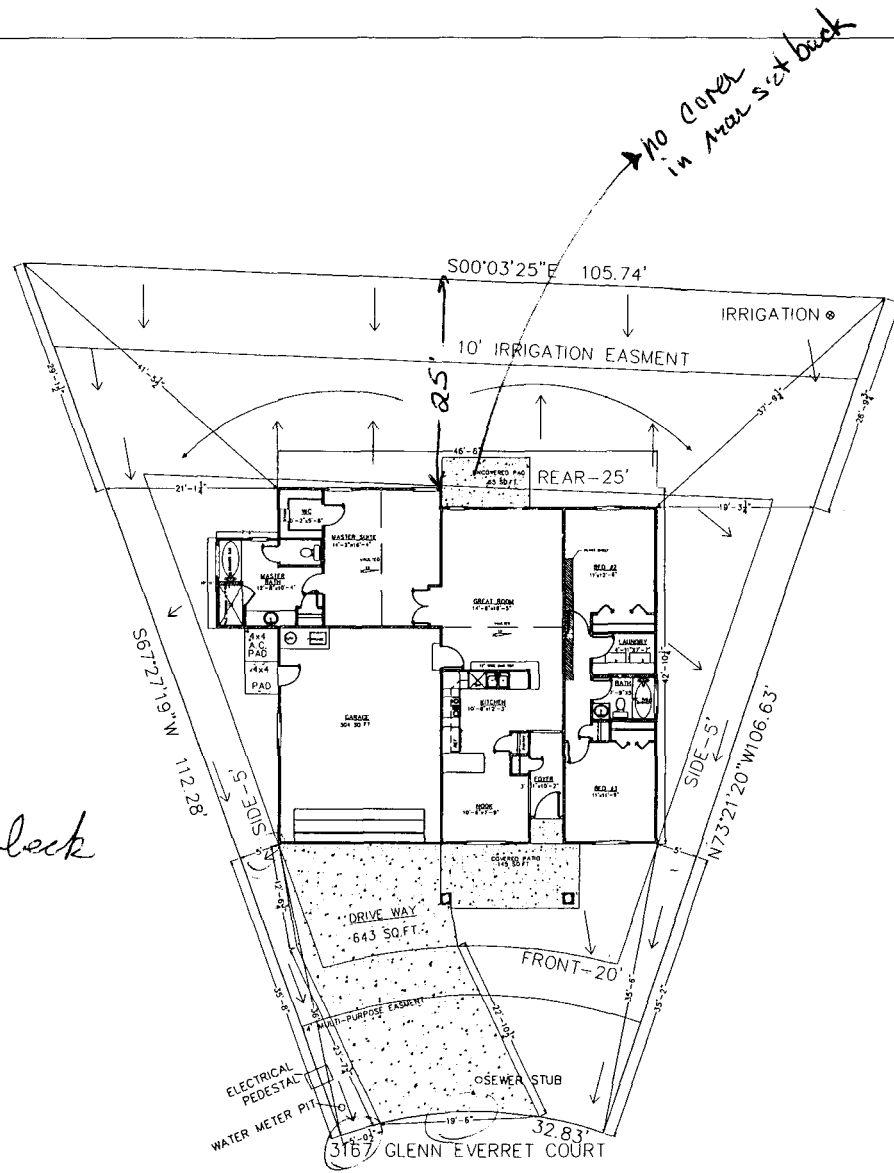
SETBACKS
 20' Front
 25' Rear
 5' Sides

Drainage Type A

DRAINAGE →



ACCEPTED *JPR Paul Hornbeck*
 FOR THE PROPERTY OWNER
 DATE: 9/25/07
 ALL PROJECT FILES



*no cover
 in Area set back*

*Done OK
 JPR*

Stammore Enterprises, Inc.
 703 234 Road
 Grand Junction, CO. 81505
 Phone: 970-242-7444
 Fax: 970-242-7454
 stammore@csnet.net



3167 GLEN EVERRET CT
 LOT 11/BLOCK 6
 #1494

REVISIONS:

DRAWING BY:
 ASHLEY CHADD

PLAN DATE:
 9/25/07

P1