

FEE \$	10 <sup>00</sup>
TCP \$	1589 <sup>00</sup>
SIF \$	400 <sup>00</sup>

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 3118 Glenn Everett Ct.  
 Parcel No. 2943-151-15-010  
 Subdivision Chalfield III  
 Filing 3 Block C Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2141 SF  
 Sq. Ft. of Lot / Parcel 10,749 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3303 SF  
 Height of Proposed Structure 21

**OWNER INFORMATION:**

Name Ridmore Enterprises  
 Address 703 23<sup>rd</sup> 1/2 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 Ridmore Enterprises  
 Address 703 23<sup>rd</sup> 1/2 Road  
 City / State / Zip Grand Jct., CO 81505  
 Telephone 970-7444

**\*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 RAF-5 Maximum coverage of lot by structures 100%

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_

Voting District C Driveway Location Approval NA  
(Engineer's Initials)

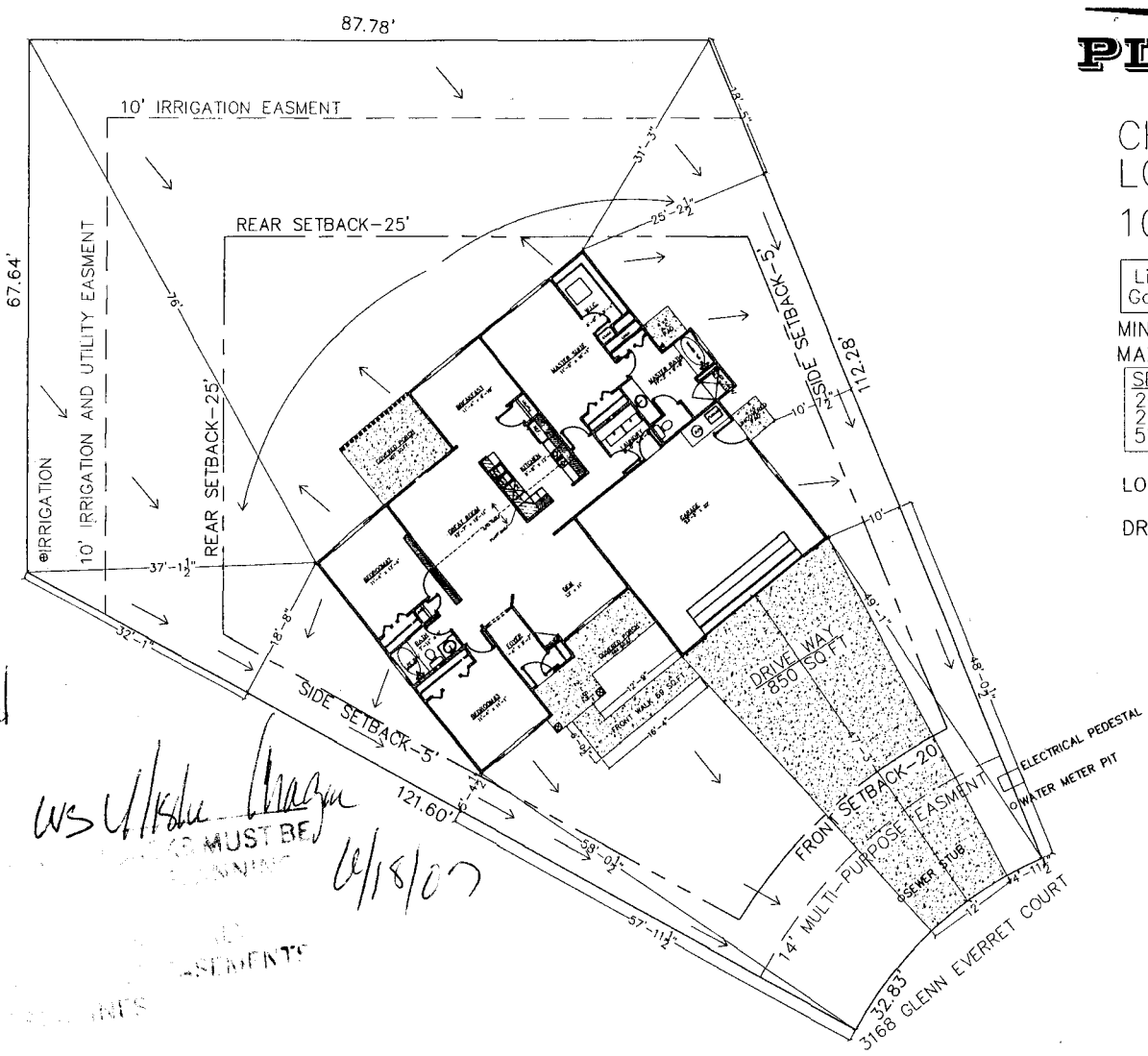
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 7/15/07  
 Department Approval NA Judith A. Pen Date 7/13/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>td @ CGV</u>
Utility Accounting _____	Date <u>06/13/07</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 10/BLOCK 6  
 10769 SQ.FT.

Living-1609 SQ. FT.  
 Garage-532 SQ. FT.

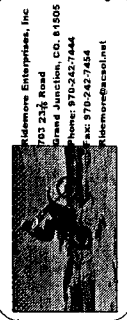
MIN. top Of Foundation- 4657.50'  
 MAX. top Of Foundation- 4659.50'

SETBACKS	
20'	Front
25'	Rear
5'	Sides

LOT GRADING DRAINAGE TYPE A  
 DRAINAGE →

FLATWORK (uncovered unless noted) (sq. ft.)	
COVERED REAR PATIO	107
COVERED FRONT PATIO	104
FRONT WALK	69
A.C. PAD	16
4x4 PAD	16
DRIVE WAY	850
Total	1162

*Revised*  
*WS U/K... MUST BE...*  
*6/18/07*



3168 Glenn Everett Ct  
 LOT 10/BLOCK 6 CHATFIELD III  
 #1609 C1

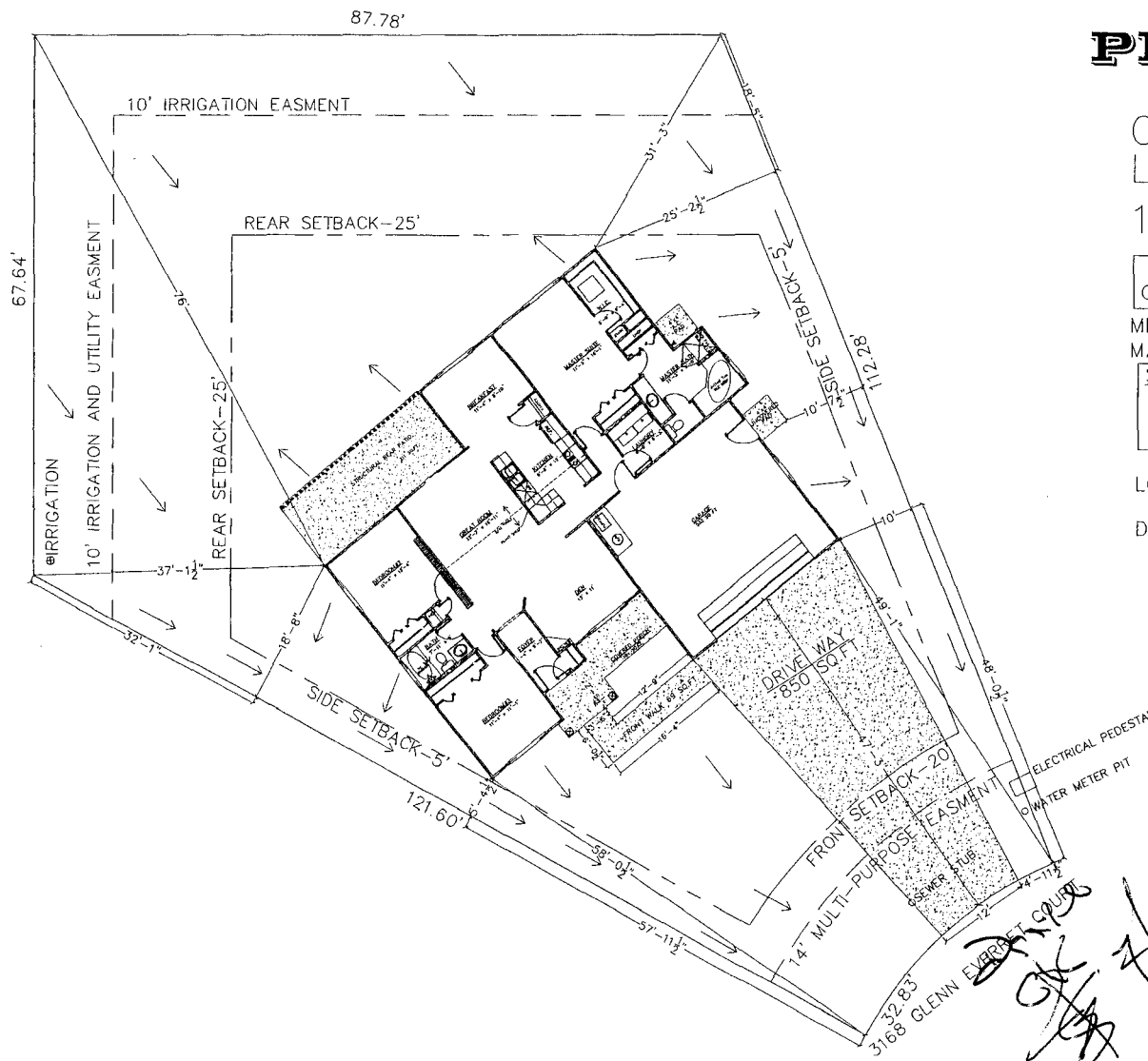
REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DRAWING BY:  
 ASHLEY CHADD

PLAN DATE:  
 6/8/07

P1

7/9/07



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scale: 1"=15'-0"

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LOT GRADING DRAINAGE TYPE A  
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FRONT WALK	69
A.C. PAD	16
4x4 PAD	16
DRIVE WAY	850
Total	1055

STRUCTURAL FLATWORK (sq. ft.)	
STRUCTURAL REAR PATIO(COVERED)	211

3168 GLENN EVERRET CT  
 10769 SQ.FT.  
 7/9/07



3168 Glenn Everret Ct  
 LOT 10/BLOCK 6 CHATFIELD III  
 #1609 C1

REVISIONS:	
7/5/07	
DRAWING BY: ASHLEY CHADD	
PLAN DATE: 6/3/07	

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