

FP 2006 269

M

FEE \$	10
TCP \$	N/A
SIF \$	N/A

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

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

site plan in file

2939 ~~3/4~~ ~~Cinling Hawk St~~ ~~126 3/4~~ ~~Rolling Hill Dr~~  
 Building Address 124 3/4 Dry Creek Rd. No. of Existing Bldgs 0 No. Proposed 0  
 Parcel No. 0943-323-00-174 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 0  
 Subdivision Red Tail Ridge Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 2 Block 2 Lot 17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 6' tall wall

OK - Payless Hardware 2-9-09

**OWNER INFORMATION:**

Name Ridemore Enterprises  
 Address PO Box 427  
 City / State / Zip Fruita CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Block Retaining Wall

**APPLICANT INFORMATION:**

Name Ridemore Enterprises  
 Address PO Box 427  
 City / State / Zip Fruita, CO 81521  
 Telephone 970-858-1343

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): WALL ONLY

NOTES: Plat not recorded

**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-4</u>	Maximum coverage of lot by structures <u>PAID</u>
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required <u>NO</u>
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>no structure - wall only</u>
Voting District _____	Driveway <u>wall only</u> Location Approval <u>Rute</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 11/26/08  
 Department Approval Gonnie Edwards Date 12/1/08

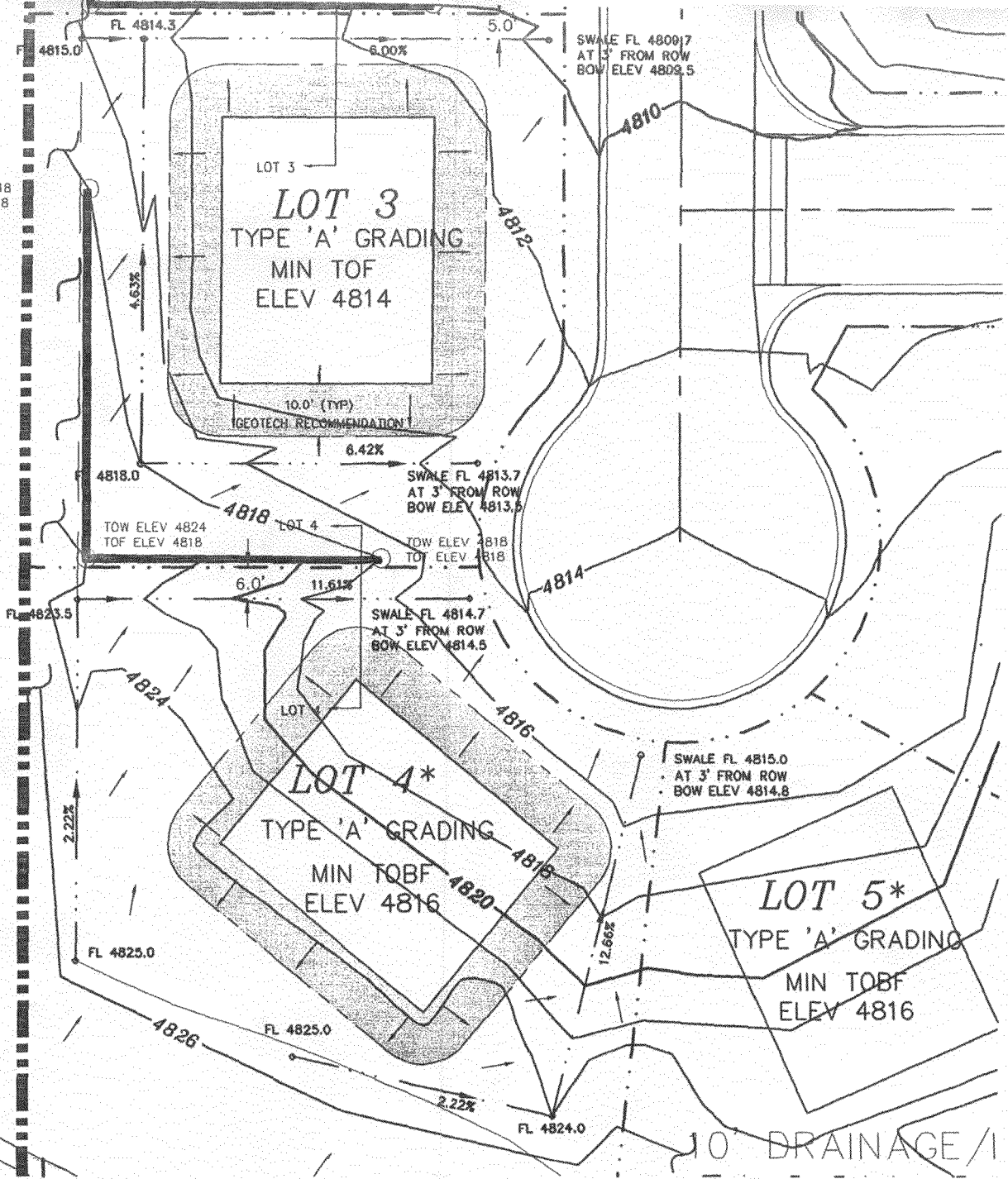
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(Bensley)</u>	Date <u>12/1/08</u>		

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)

TOW ELEV 4810  
TOF ELEV 4810

TOW ELEV 4818  
TOF ELEV 4818

N00°00'42"W



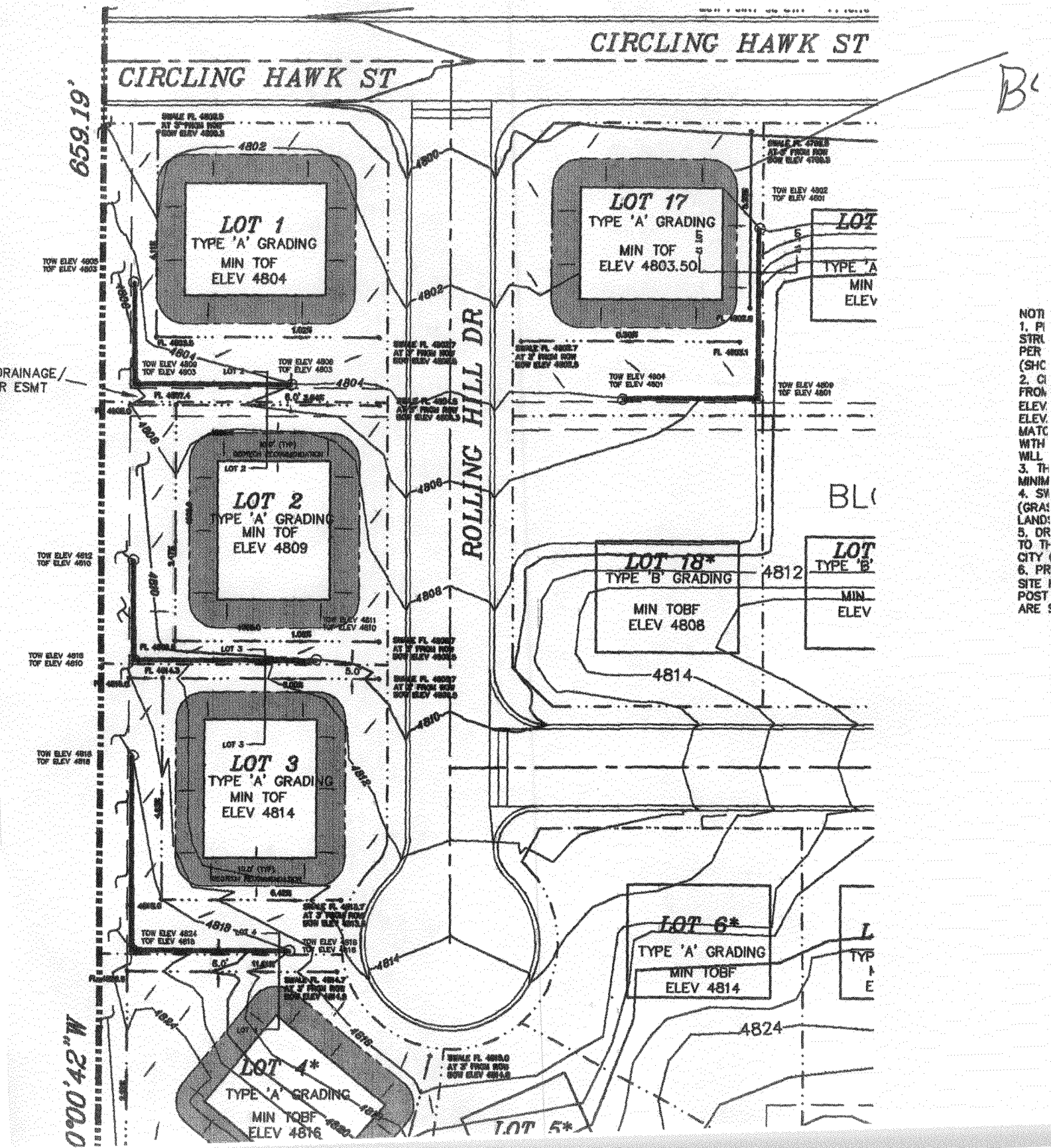
\* CONTOURS SHOWN FOR LOT 4 REPRESENT DEVELOPED CONTOURS PRIOR TO LOT CONSTRUCTION. GRADING CONTOURS 4818-4824 WILL FOLLOW EXTERIOR BASEMENT WALL WHEN FOUNDATION IS CONSTRUCTED.

*This has been replaced with lot 17 2939 3/4 Circling Hawk St. 2-9-09 gld*

ACCEPTED *DR2* 12/1/08  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2-9-09

ACCEPTED *Dayleen Henderson*  
ANY CHANGE OF SLOPES MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



B

BL

LOT TYPE 'B' MIN ELEV

LOT TYPE 'A' MIN ELEV

659.19'

0'00" 42" W