

JK

FEE \$	10.00
TCP \$	
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### PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

#### Community Development Department

124 3/4 ~~2943-323-00-173~~ Dry Creek Rd <sup>116</sup> 614108

Building Address A1/4 Road + Dry Creek Road No. of Existing Bldgs 0 No. Proposed 0  
 Parcel No. 2943-323-00-173 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 0  
 Subdivision Red Tail Ridge Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 2 Block 3 Lot 16, 20, 21, 22 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0  
 Height of Proposed Structure 4-8'

#### OWNER INFORMATION:

Name Ridemore Enterprises Inc  
 Address 703 23210 Rd.  
 City / State / Zip Grand Jet, CO 81505

#### DESCRIPTION OF WORK & INTENDED USE:

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

#### APPLICANT INFORMATION:

Name Ridemore Enterprises Inc  
 Address 703 23210 Rd  
 City / State / Zip Grand Jet, CO 81505  
 Telephone 970-242-7444 (Keith)

#### \*TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Retaining Wall

NOTES: Per approved City of G.J. engineered plans

\* Per Rick Dorris only use Approved Eng. Plans.

**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 \_\_\_\_\_ Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions FP-2006-269  
 Voting District \_\_\_\_\_ Location Approval WALL  
 (Engineer's Initials) WAD

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).

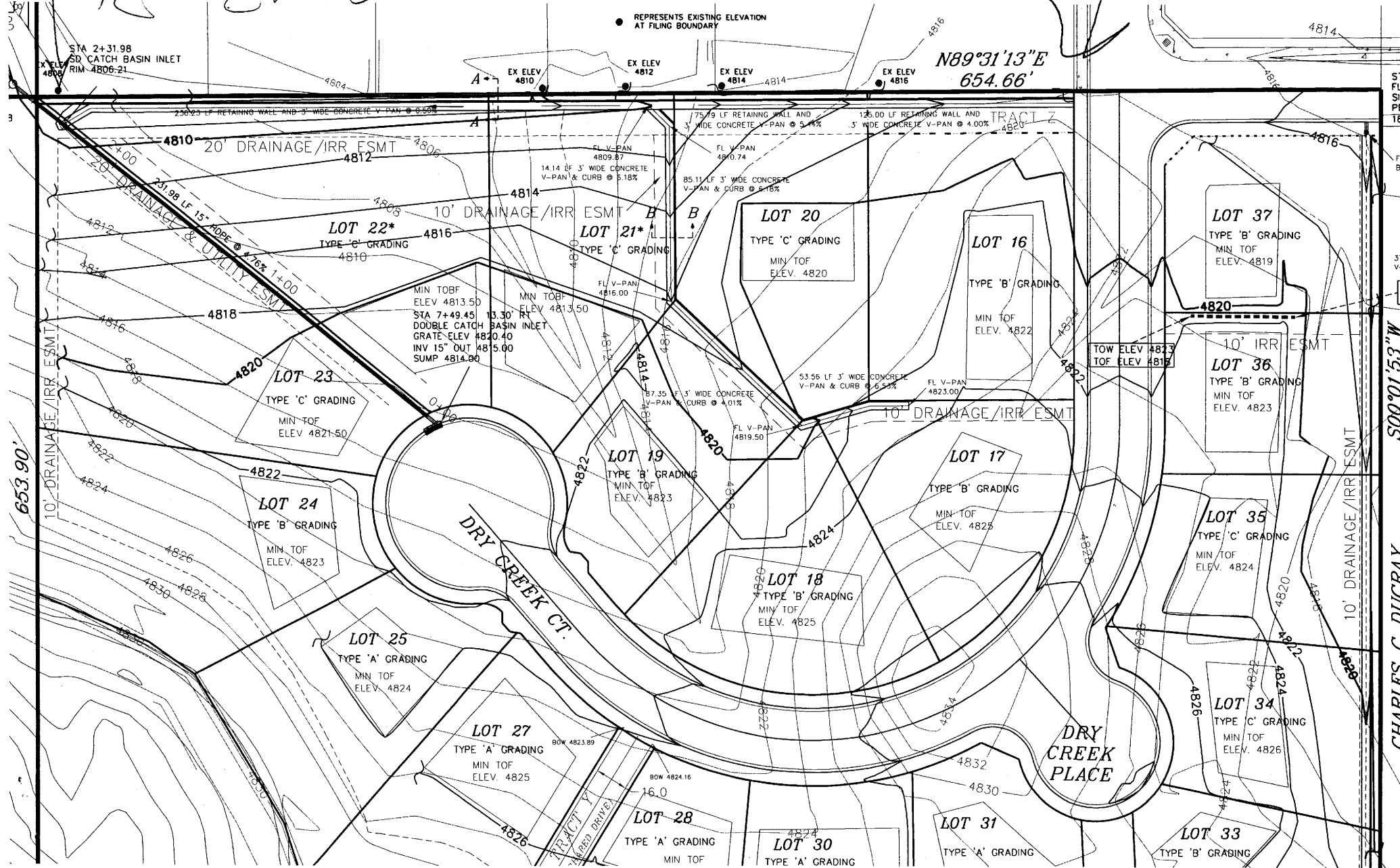
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/29/08  
 Department Approval Judson A. Rice per Rick Dorris Date 5/29/08

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No. Retaining wall only  
 Utility Accounting [Signature] Date 5/29/08

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)

ACCEPTED *John A. Lee per Bids*  
 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.



ST, FL SID, PEI, TB

37 V

500'01'53" W

CHARLES C DUCRAY