

FP 2006 269

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

128 3/4 Rolling Hill Dr.

Building Address 128 3/4 Dry Creek Rd
 Parcel No. 2943-323-00-174
 Subdivision Red Tail Ridge
 Filing 2 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 0
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 10,192
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 6' tall wall

OWNER INFORMATION:

Name Ridmore 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 Ridmore 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>DEC 01 2008</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>TB</u>
Maximum Height of Structure(s) _____	Special Conditions <u>no structure -</u>
Voting District _____	<u>wall only</u>
Driveway <u>wall only</u> Location Approval <u>Rick</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 Bonnie Edwards Date 12/1/08

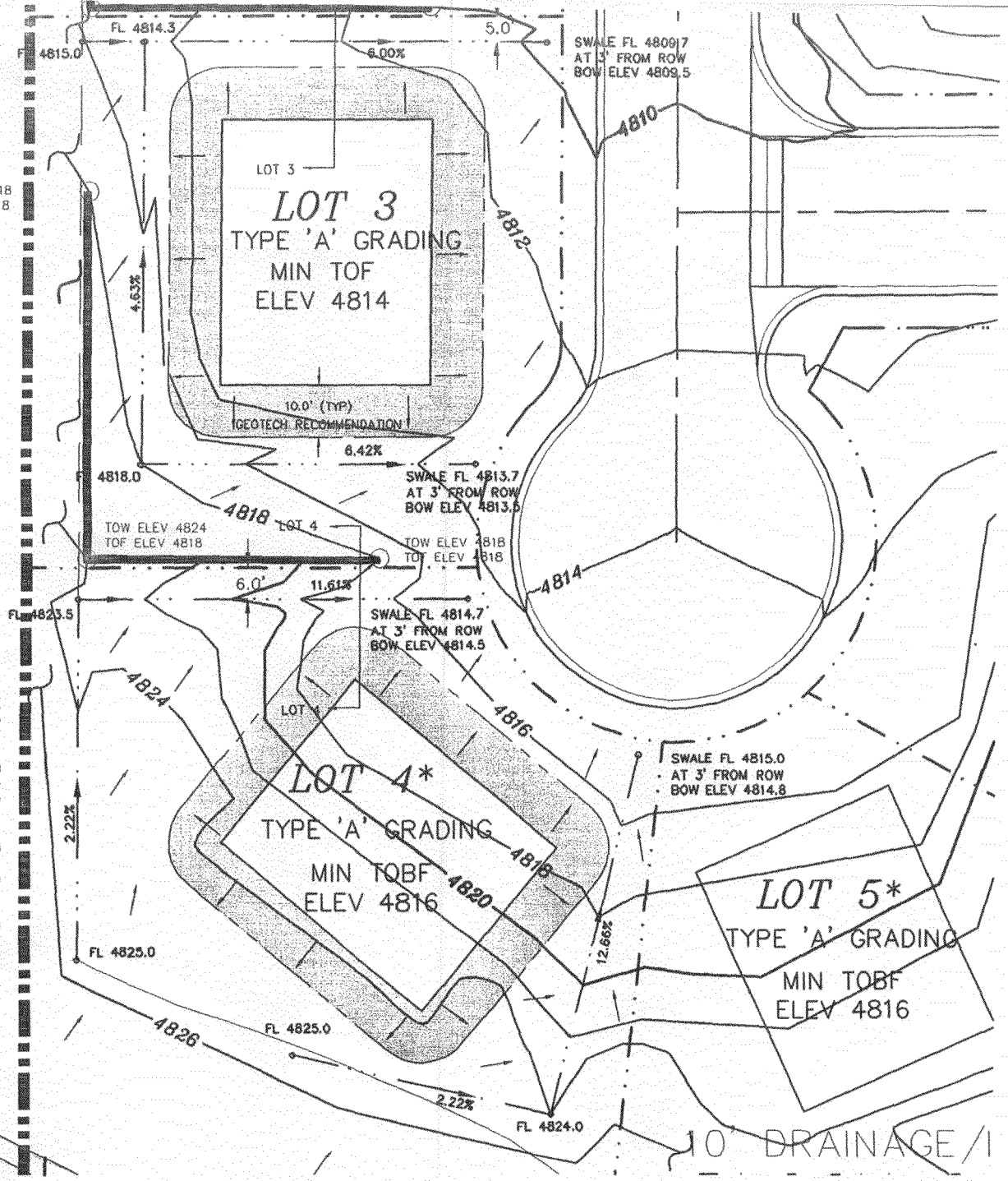
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>12/1/08</u>		

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 4816
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.

ACCEPTED *RS4* 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.