

M

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. \_\_\_\_\_

130 3/4 Rolling Hill Dr.

site plan in file

Building Address 124 3/4 Dry Creek Rd  
 Parcel No. 2943-323-00-174  
 Subdivision Red Tail Ridge  
 Filing 2 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel 9559  
 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 ~~970-858-2441~~ 970-858-1313

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HLID)  
 Other (please specify): WALL ONLY

NOTES: Plot 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT</b>	
ZONE <u>R-4</u>	Maximum coverage of lot by structure <u>DEC 01 2008</u>
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>TB</u> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>no structure -</u>
Voting District _____	Driveway Location Approval <u>wall only</u> (Engineer's Initials) <u>Rick</u>

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 Ronnie Edwards Date 12/1/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
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Utility Accounting <u>T. Bensley</u>	Date <u>12/1/08</u>
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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)

# CIRCLING HAWK ST

659.19'

SWALE FL 4800.5  
AT 3' FROM ROW  
BOW ELEV 4800.3

**LOT 1**  
TYPE 'A' GRADING  
MIN TOF  
ELEV 4804

ACCEPTED *284 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.

TOW ELEV 4805  
TOF ELEV 4803

DRAINAGE/  
IRR ESMT

TOW ELEV 4809  
TOF ELEV 4803

TOW ELEV 4806  
TOF ELEV 4803

SWALE FL 4802.7  
AT 3' FROM ROW  
BOW ELEV 4802.5

FL 4807.4

6.0' 3.84%

SWALE FL 4804.5  
AT 3' FROM ROW  
BOW ELEV 4804.3

10.0' (TYP)  
GEOTECH RECOMMENDATION

**LOT 2**  
TYPE 'A' GRADING  
MIN TOF  
ELEV 4809

TOW ELEV 4812  
TOF ELEV 4810

2.47%

TOW ELEV 4811  
TOF ELEV 4810

SWALE FL 4808.7  
AT 3' FROM ROW  
BOW ELEV 4808.5

FL 4809.5

LOT 3

5.0'

SWALE FL 4809.7  
AT 3' FROM ROW  
BOW ELEV 4809.5

TOW ELEV 4816  
TOF ELEV 4810

FL 4814.3

4.00%

TOW ELEV 4818  
TOF ELEV 4818

**LOT 3**  
TYPE 'A' GRADING  
MIN TOF

ROLLING HILL DR

