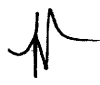


AP 2006 269



FEE \$	10 ⁻
TCP \$	N/A
SIF \$	N/A

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

site plan in file

132^{3/4} Rolling Hill Dr.

Building Address 124^{3/4} Dry Creek Pk

No. of Existing Bldgs 0 No. Proposed 0

Parcel No. 2943-323-00-174

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 0

Subdivision Red Tail Ridge

Sq. Ft. of Lot / Parcel 9924 SF

Filing 2 Block 2 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Height of Proposed Structure 6' dau wall

Name Ridmore Enterprises

DESCRIPTION OF WORK & INTENDED USE:

Address PO Box 427

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

City / State / Zip Fruita, CO 81521

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name Ridmore Enterprises

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

Address PO Box 427

City / State / Zip Fruita CO 81521

NOTES: Plot not recorded - PAID

Telephone 970-858-1343

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking spaces to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

DEC 01 2008

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-4 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 NO STRUCTURE -

Voting District _____ Driveway Location Approval wall only WALL ONLY

(Engineer's Initials) Rick

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

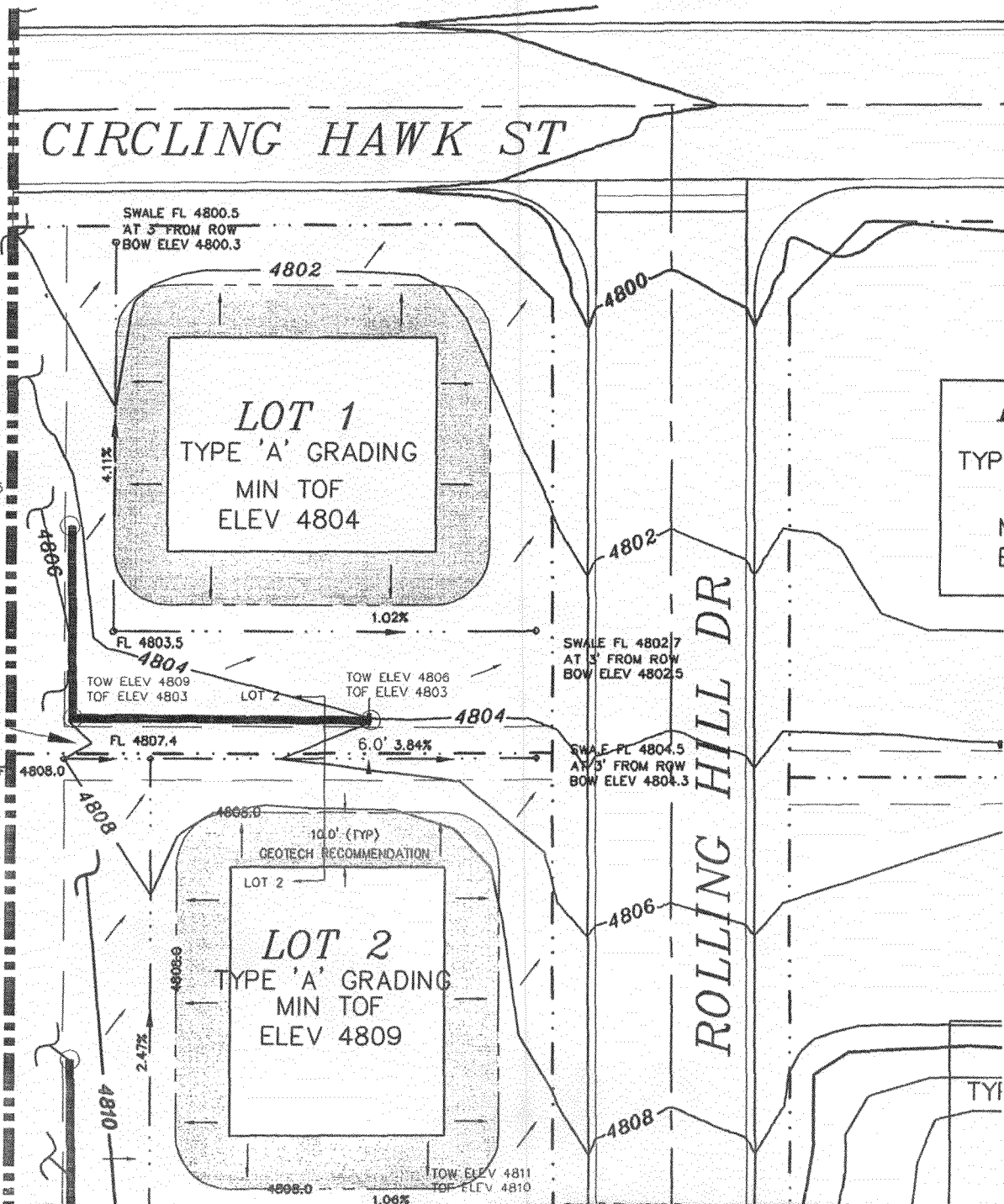
Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting [Signature] Date 12/1/08

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)

RED TA

ACCEPTED *ASAC 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.



- NO
- 1. STI
- PEI
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- 2. FRI
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- ELE
- MA
- WI
- WIL
- 3. MIN
- 4. (GF
- LAI
- 5. TO
- CIT
- 6. SIT
- PO:
- ARI

IMAGE/SMT

TOW ELEV 4805
TOF ELEV 4803

TOW ELEV 4812
TOF ELEV 4810

TOW ELEV 4811
TOF ELEV 4810