

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 2950 Circling Hawk St No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-324-12-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1609
 Subdivision Red Tail Ridge Sq. Ft. of Lot / Parcel 11,712 Sq. Ft
 Filing 1 Block 1 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2940 SF
 OWNER INFORMATION: Height of Proposed Structure 21'

Name Ridemore Enterprises
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:
 Name Ridemore Enterprises
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct CO 81505
 Telephone 940-7444

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>1) Site specific grading and drainage plan required</u>
Voting District <u>"E"</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>2) Eng Foundations req'd</u> <u>3) FOUNDATION DRAIN REQ'D.</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 11/22/05
 Department Approval [Signature] Date 12-22-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PL 0 M 0 D</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/22/05</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)

204
 ACCURATE
 APPROXIMATE
 DEPENDENT
 REASONABLE
 LOCAL TO IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Kathy Valdez 12/22/05

RED TAIL
 RIDGE SUBDIVISION

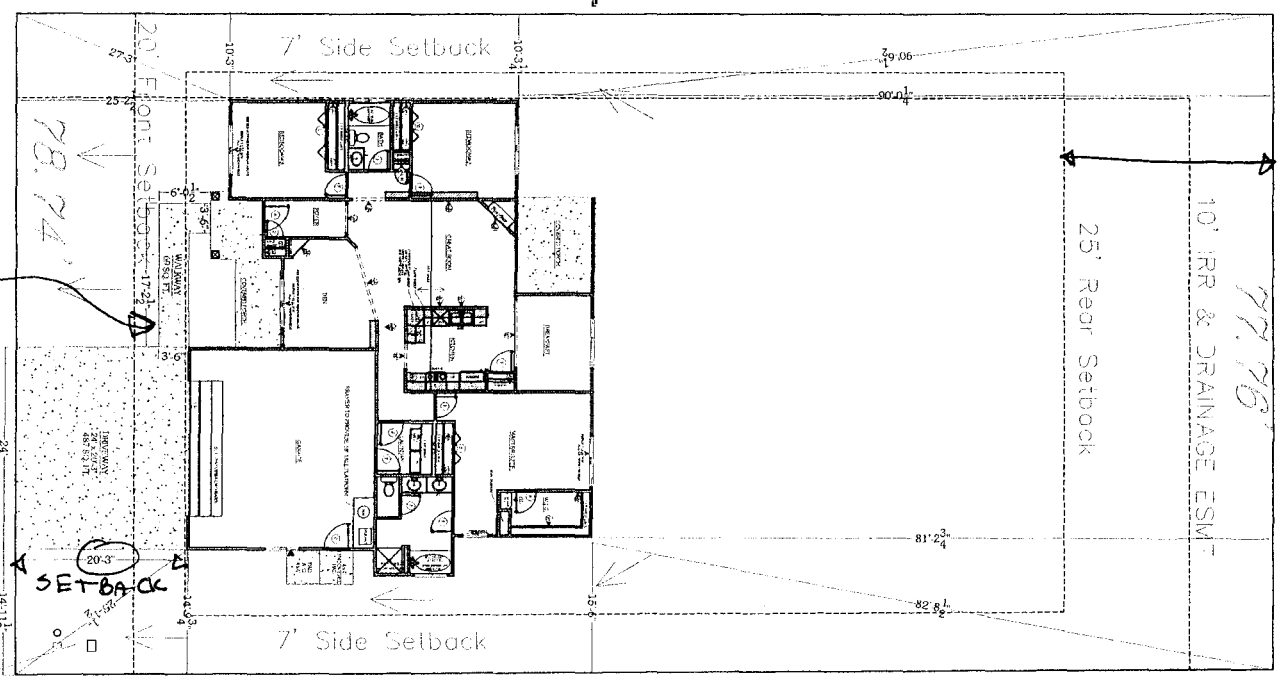
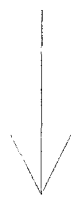
FF ELEV
 MIN 4792.00
 MAX 4794.00
 LOT 3
 11712 SQ. FT.
 BLOCK 1

HOUSE-1609 SQ. FT.
 GARAGE-532 SQ. FT.

PLOT PLAN
 scale: 1"=15'-0"

SETBACKS
 20' Front
 25' Back
 7' Sides

DRAINAGE



149.78'

done in 12/9/05

Do not cover walkway in street area

UTILITIES

P1

REVISIONS:

DRAWING BY: MELINA ROSE
 PLAN DATE: 11/16/05

2950 Circling Hawk Street
 RED TAIL RIDGE LOT-3/BLOCK-1
 #1609 FRONT LOAD 2 CAR

Ridmore Enterprises, Inc.
 1548 West Independent Ave. #4
 Grand Junction, CO. 81505
 Phone: 970-242-7444
 Fax: 970-242-7454
 Ridmore@ccsol.net