

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

1802.00

BLDG ADDRESS 2951 Circling Hawk St SQ. FT. OF PROPOSED BLDGS/ADDITION 1590

TAX SCHEDULE NO. 2943-324-15-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1590

FILING 1 BLK 4 LOT 4 Lot size - 8,000 sq ft

(1) OWNER Ridemore Enterprises NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 548 W. Independence #4 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE 970-242-7444 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Ridemore Enterprises DESCRIPTION OF WORK & INTENDED USE NEW Residential / Single Family Home

(2) ADDRESS 1548 W. Independence #4 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) TELEPHONE 970-242-7444 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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

* Permanent Foundation Required: YES NO

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2 / Engineering Foundations

Maximum Height 35'

Special Conditions * Lots shall require a site specific grading & drainage plan

Driveway Location Approval RD

Voting District E TRAFFIC _____ ANN# _____

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 1/25/05

Department Approval BP Bobbie Paulsen

Date 3/14/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>PD OMSD</u>
Utility Accounting <u>CBewesley</u>	Date <u>3/14/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Reference Subdivision, Inc.
 1148 West Independence Ave. #4
 Grand Junction, CO. 81506
 Phone: 970-234-8821
 Fax: 970-234-7444
 Reference-Subdiv-1.rvt

ACCEPTED *Blairson 3/14/05*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. IT IS THE
 RESPONSIBILITY OF THE APPLICANT TO
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

CIRCLING HAWK STREET
 $S89^{\circ}44'00''W 76.27'$

*RED TAIL
 RIDGE SUBDIVISION*

LOT 4
 8000 SQ.FT.
BLOCK 4

FF ELEV
 MIN 4793.00
 MAX 4795.00

HOUSE-1590 S.F.
 GARAGE-503 S.F.

→
DRAINAGE

SETBACKS
 20' Front
 25' Rear
 7' Sides

PLOT PLAN
 scale: 1"=10'-0"

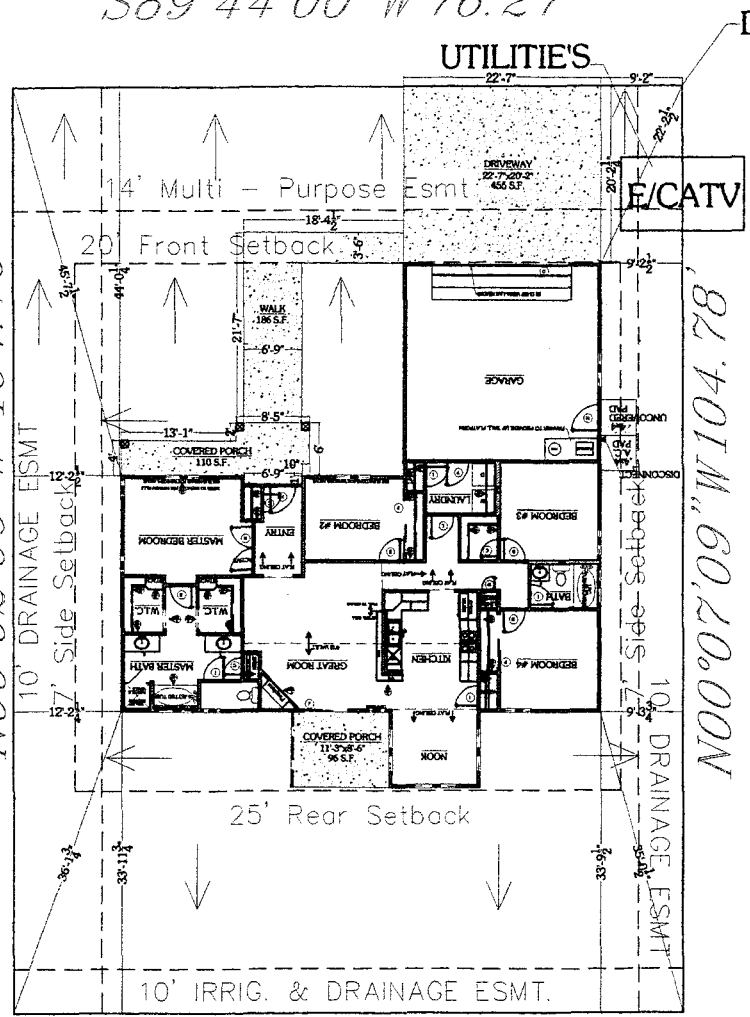
*Done, Ok
 Date 1-27-05*

2951 Circling Hawk Street
 RED TAIL RIDGE LOT-4/BLOCK-4
 #1590

REVISIONS:

 DRAWING BY:
 MELINA GIOCLUMS
 PLAN DATE:
 12-23-04

P1



$N89^{\circ}47'48''E 76.42'$

