

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 2953 Circling Hawk St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1770

TAX SCHEDULE NO. 2943-324-15-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1770
Lot size - 8008 #

FILING 1 BLK 4 LOT 5 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Ridmore Enterprises NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 1548 W. Independent #4 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-242-7444

(2) APPLICANT Ridmore Enterprises DESCRIPTION OF WORK & INTENDED USE NEW RESIDENTIAL SINGLE FAMILY HOME

(2) ADDRESS 1548 W. Independent #4 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 970-242-7444

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) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

Driveway Location Approval _____ Voting E DISTRICT _____ TRAFFIC _____ ANNEX# _____

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

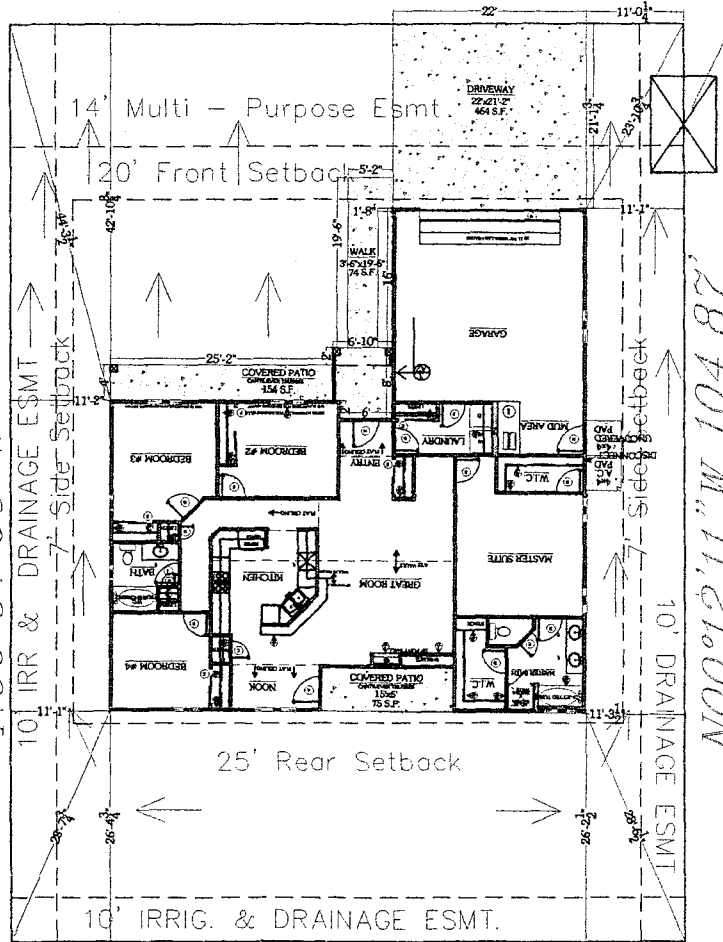
Department Approval [Signature] Date 3/24/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pat @ Oms D</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/24/05</u>		

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

CIRCLING HAWK STREET

589°44'00" W 76.27'



TRANSFORMER *RED TAIL*
RIDGE SUBDIVISION

LOT 5
8003 SQ.FT.
BLOCK 4

HOUSE-1770 S.F.
 GARAGE-544 S.F.

FF ELEV
 MIN 4791.00
 MAX 4793.00

→
DRAINAGE

SETBACKS
 20' Front
 25' Rear
 7' Sides

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

Paul Davis
1-27-05

324405
 C. J. V. Hall
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROPERLY IDENTIFY EASEMENTS AND ENCUMBRANCES.



2953 Circling Hawk Street
 RED TAIL RIDGE LOT-5/BLOCK-4
 #1770

REVISIONS:

DRAWING BY:
 MELVA GIDCUMB

PLAN DATE:
 12-17-04

P1