

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2954 Circling Hawk St SQ. FT. OF PROPOSED BLDGS/ADDITION 1770
 TAX SCHEDULE NO. 2943-324-T2-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1770
 FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Ridemore Enterprises Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1548 W. Independent #4 USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 242-7444
 (2) APPLICANT Ridemore Enterprises Inc. DESCRIPTION OF WORK & INTENDED USE New Residential Single Family Home
 (2) ADDRESS 1548 W. Independent #4 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 242-7444 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 lots shall require a site specific grading & Drainage Plan
 CENSUS drive use 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 5/12/05
 Department Approval NA Gayleen Henderson Date 6-7-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pd@Omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/7/05</u>		

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

BLOCK 1
LOT 1
 11736 SQ.FT.

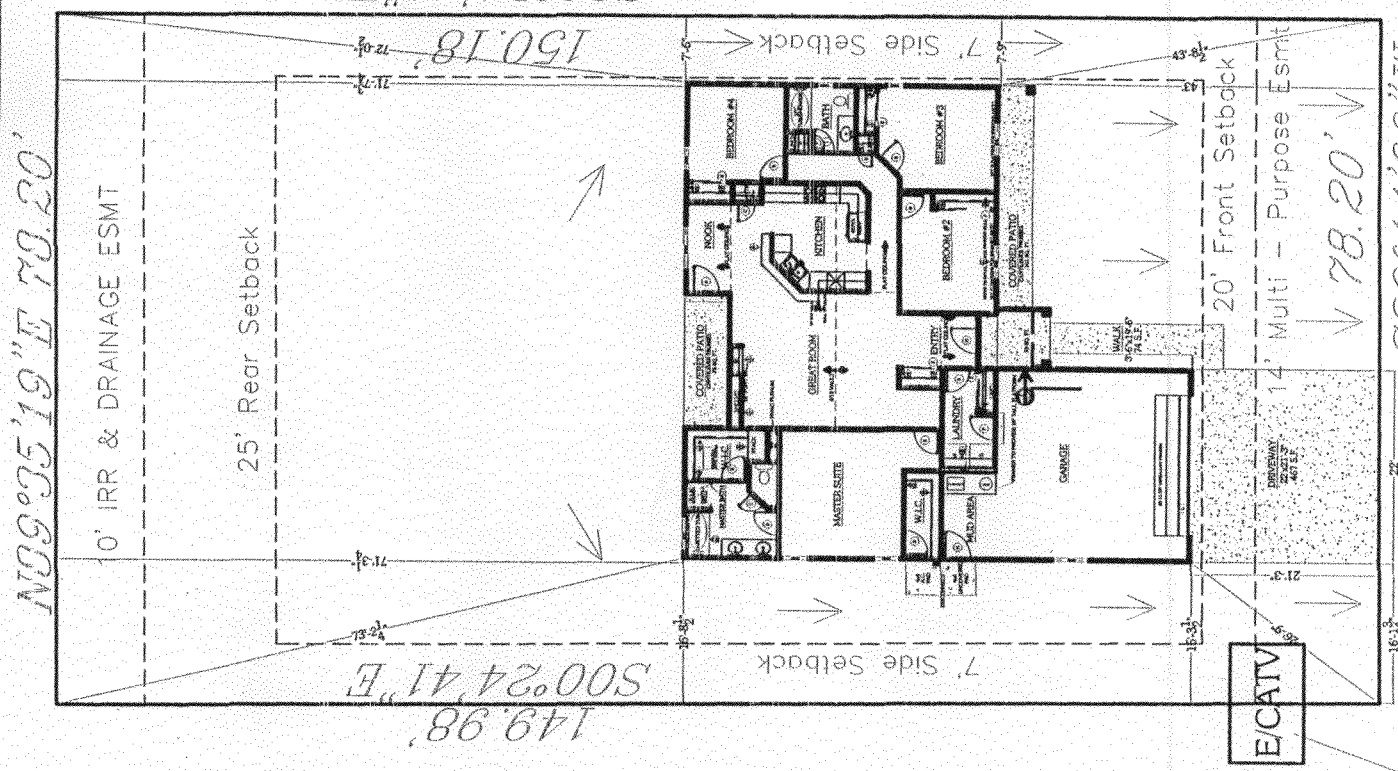
SETBACKS
 20' Front
 25' Rear
 7' Sides

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

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

DRAINAGE

UTILITIES



N89°35'19"E 79.20'

S00°24'41"E

S00°24'41"E

S89°44'00"W

CIRCLING HAWK COURT

TRACT A

DEFENTION AREA

10469 SQ.FT.

drive
 5/13/03

ACCEPTED
 6-7-05
 [Signature]
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Redemore Enterprises, Inc.
 1448 West Independence Ave., #4
 Grand Junction, CO, 81505
 Phone: 970-234-8083
 Fax: 970-232-7464
 redemore@redemore.com

2954 Circling Hawk Street
 RED TAIL RIDGE LOT-1/BLOCK-1
 #1770

REVISIONS:	
DRAWING BY:	MELINDA ROSE
PLAN DATE:	5-06
PI	