

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

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BLDG ADDRESS 2955 Circling Hawk St SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2943-324-15-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 4 LOT 6 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER Ridemore 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 DESCRIPTION OF WORK & INTENDED USE NEW Residential Single Family Home

(2) APPLICANT Ridemore Enterprises TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1548 W. Independent #4

(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%  
\* Engineered \*

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 Lots shall require a site specific grading & drainage plan

Voting District E Driveway Approval \_\_\_\_\_ CENSUS \_\_\_\_\_ 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 3/24/05

Department Approval BP [Signature] Date 4-21-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>			Date <u>4/21/05</u>

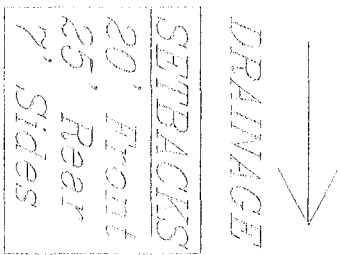
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

ACCEPTED *Alaska Power* 4-21-05  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

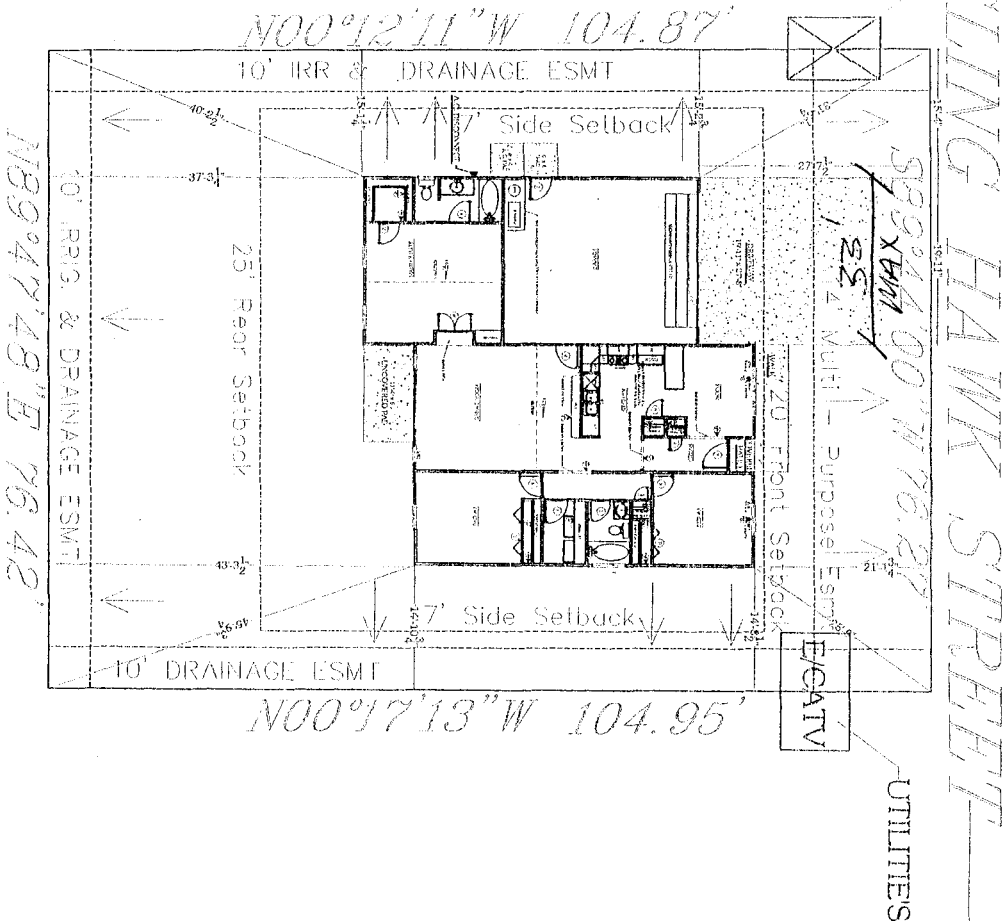
FF ELEV  
 MIN 4791.00  
 MAX 4793.00

LOT 6  
 8009 SQ.Ft.  
 BLOCK 4

HOUSE-1400 S.F.  
 GARAGE-476 S.F.



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



RIDGE SUBDIVISION  
 RED TAIL TRANSFORMER-  
 CIRCLING HAWK STREET  
 UTILITIES

*Done OK*  
*Paul Davis*  
 3-25-05

P1	REVISIONS:
DRAWING BY: NIELSEN ROSE	
PLAN DATE: 3-23-05	

2955 Circling Hawk Street  
 RED TAIL RIDGE LOT-6/BLOCK-4  
 #1400

RideMore Enterprises, Inc.  
 1546 West Independent Ave. #4  
 Grand Junction, CO, 81505  
 Phone: 970-234-8053  
 Fax: 970-242-7454  
 RideMore@ncsol.net