

2

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 2956 Circling Hawk SQ. FT. OF PROPOSED BLDGS/ADDITION 1400  
 TAX SCHEDULE NO. 2743-324-13-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1400  
 FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Ridemore Enterprises  
 (1) ADDRESS 1548 W. Independent #4 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 242-7444  
 (2) APPLICANT Ridemore Enterprises 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  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 Engineered foundations required  
 CENSUS "E" TRAFFIC AMNX#

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 7/1/05  
 Department Approval NA [Signature] Date 7/14/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/OND <u>[Signature]</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/14/05</u>

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

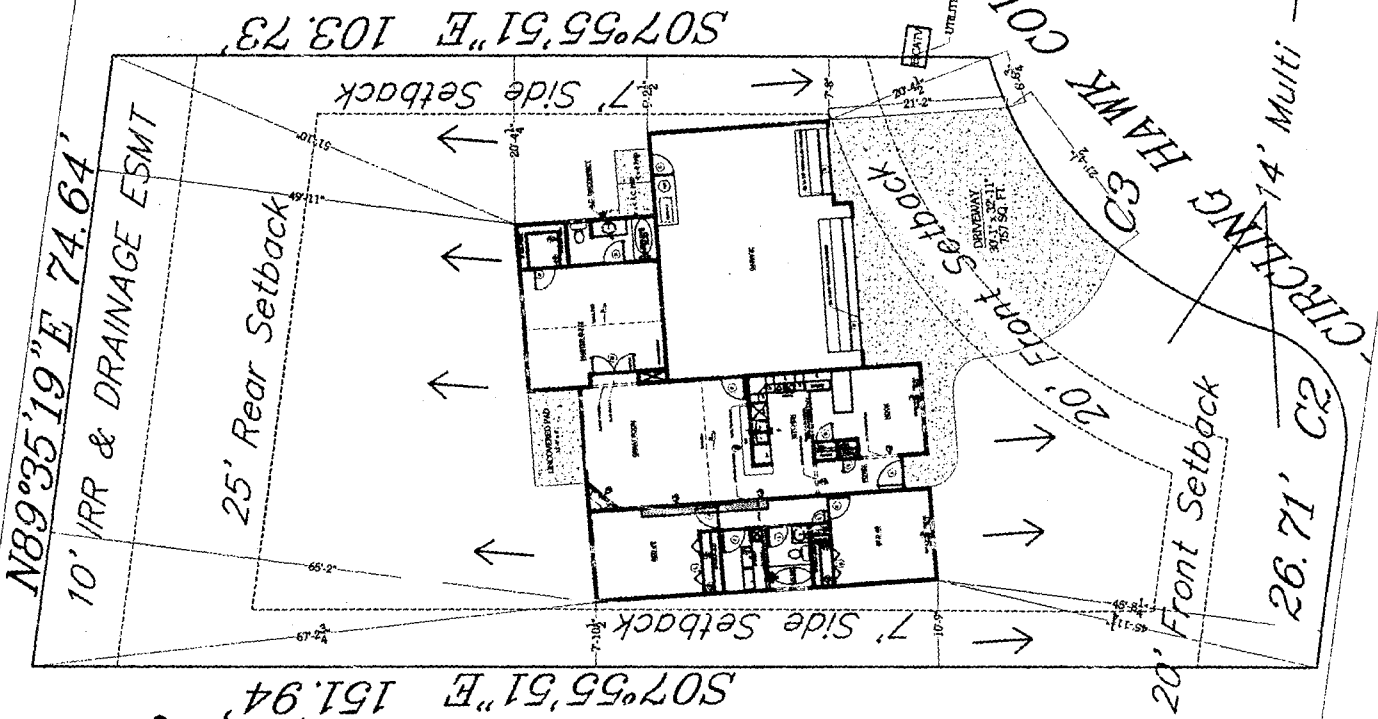
LOT 1  
10038 SQ.FT.  
BLOCK 2

HOUSE=1400 SQ. FT.  
GARAGE=678 SQ. FT.

TRACT B  
DEFENTION AREA  
8454 SQ.FT.

ACCEPTED  
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.

*Charles Hall*



N89°35'19"E 74.64'  
10' IRR & DRAINAGE ESMT

S07°55'51"E 103.73'  
7' Side Setback

S07°55'51"E 151.94'  
7' Side Setback

26.71' CS

20' Front Setback

DRIVEWAY  
30.1' x 32.1' x 35.1' SQ. FT.  
20' Front Setback

UTILITIES

CIRCLING HAWK COURT

DRAINAGE

SETBACKS  
20' Front  
25' Rear  
7' Sides

FF ELEV  
MIN 4788.00  
MAX 4790.00

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

*Charles Hall*  
7-5-03

2956 Circling Hawk Court  
#1400 3 CAR  
RED TAIL RIDGE LOT-1/BLOCK-2

1546 West Independence Ave. #2  
Denver, CO 81002  
Phone: 370-242-7444  
Fax: 370-242-7444  
Midwest Enterprises, Inc.

REVISIONS:	
DRAWING BY:	MELINA ROSE
PLAN DATE:	6-29-05
PI	

1 PLOT PLAN  
PI 1"=15'