

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

BLDG ADDRESS 2958 Circling Hawk Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1406

TAX SCHEDULE NO. 2943-324-13-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1406

FILING 1 BLK 2 LOT 2 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 NA

(1) TELEPHONE 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 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 Requires foundation

E CENSUS _____ TRAFFIC _____ ANN# drain
Drive W

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 5/26/09

Department Approval [Signature] Date 6-28-09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>OMSD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6-28-09</u>

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

LOT 2
10044 SQ.FT.

BLOCK 2

FF ELEV

MIN 4792.00

MAX 4794.00

LIVING=1406 SQ. FT.

GARAGE=595 SQ. FT.

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

SETBACKS

20' Front

25' Rear

7' Sides

N89°35'19"E 136.11'

10' IRR & DRAINAGE ESMT

25' Rear Setback

7' Side Setback

103.73'
S07°55'51"E

132.58'
S31°09'39"W

20' Front Setback

14' Multi - Purpose Esmt

UTILITIES

E/CATV

C4

DRIVEWAY
BACKYARD
8'x10'x10'

DRAINAGE

*drive
m
5/27/05*

ACCEPTED *W/Steve Meyer* 01/28/05
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

CIRCLING HAWK COURT

RED TAIL RIDGE SUBDIVISION

P1

REVISIONS:
DRAWING BY:
MELINA ROSE
PLAN DATE:
5-20-05

2958 Circling Hawk Court
RED TAIL RIDGE LOT-2/BLOCK-2
#1406-3 CAR

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