

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 2959 Circling Hawk Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1712  
 TAX SCHEDULE NO. 2943-324-13-007 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1712  
 FILING 1 BLK 2 LOT 7 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 NA  
 (1) TELEPHONE 242-7444 DESCRIPTION OF WORK & INTENDED USE New Residential Single Family Home  
 (2) APPLICANT Ridmore Enterprises TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1548 W. Independent #4  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 242-7444  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  
E Foundation drain req'd Site specific grading and drainage plan req'd  
 CENSUS \_\_\_\_\_ 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 6/18/05  
 Department Approval [Signature] Date 6/11/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>FD@OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/1/05</u>		

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

ACCEPTED *Abbe Wagner 7/1/05*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 7  
 BLOCK 2  
 10078 SQ.FT.  
 FF ELEV  
 MIN 4788.00  
 MAX 4790.00

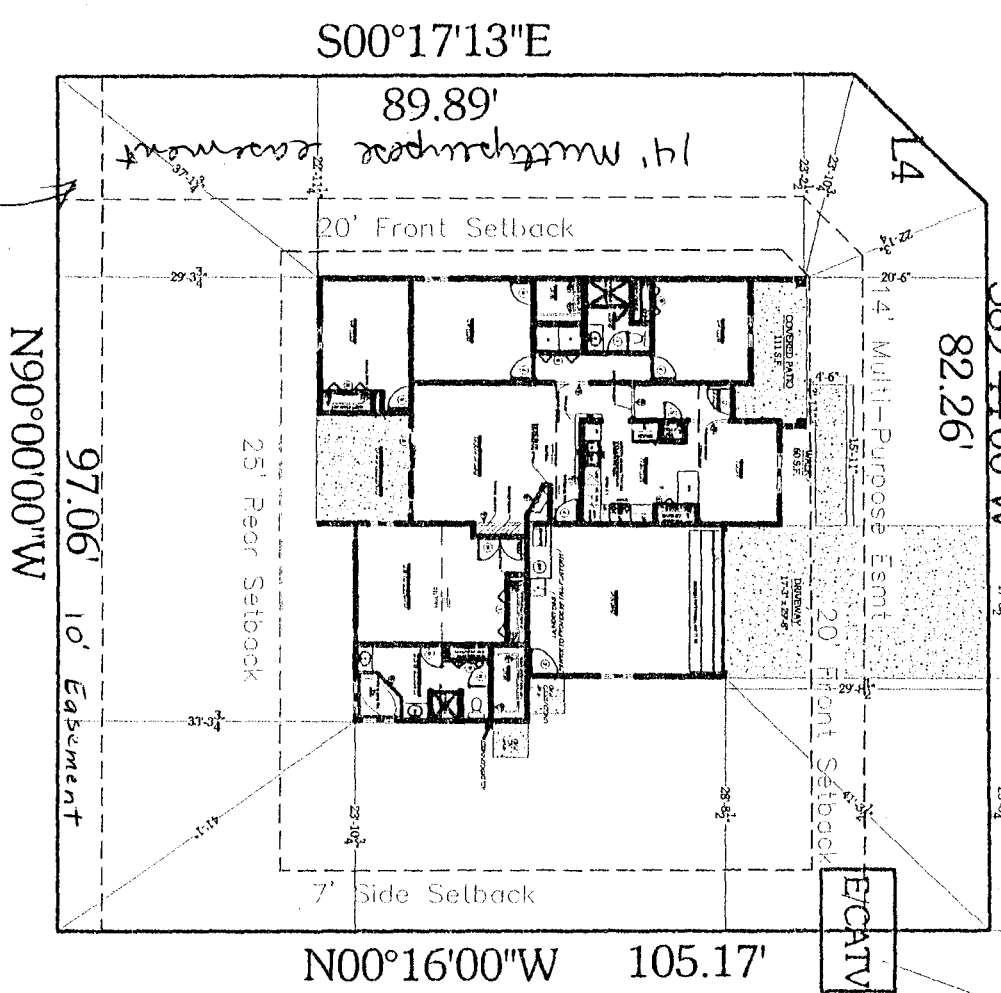
PLOT PLAN  
 scale: 1"=10'-0"

SETBACKS  
 20' Front  
 25' Rear  
 7' Sides

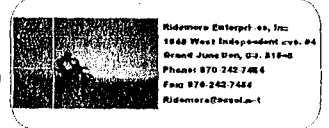
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*7/15/05*

BUENA VISTA DRIVE

CIRCLING HAWK COURT



2959 CIRCLING HAWK COURT  
 RED TAIL RIDGE LOT-7/BLOCK-2  
 #1712



DRAWING BY:  
 MELINA ROSE  
 5/27/05  
 P1