

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

\$1802.00

BLDG ADDRESS 2961 Circling Hawk Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1712

TAX SCHEDULE NO. 2943-324-13-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Red TAIL Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1712  
*Lotsize - 10,043 #*

FILING 1 BLK 2 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%

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't \_\_\_\_\_

Maximum Height 35' Special Conditions \* Lots shall require a site specific grading & drainage plan

Driveway Location Approval \_\_\_\_\_ Voting  CENSUS  TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_  
 District \_\_\_\_\_

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 1/25/05

Department Approval BP Yishi Dragon Date 2/10/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Om SD</u>
Utility Accounting <u>Bensley</u>	Date <u>2/10/05</u>		

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

# RED TAIL RIDGE SUBDIVISION CIRCLING HAWK COURT

*1-27-05*  
*Paul Davis*  
*OK*

FF ELEV  
MIN 4792.00  
MAX 4794.00

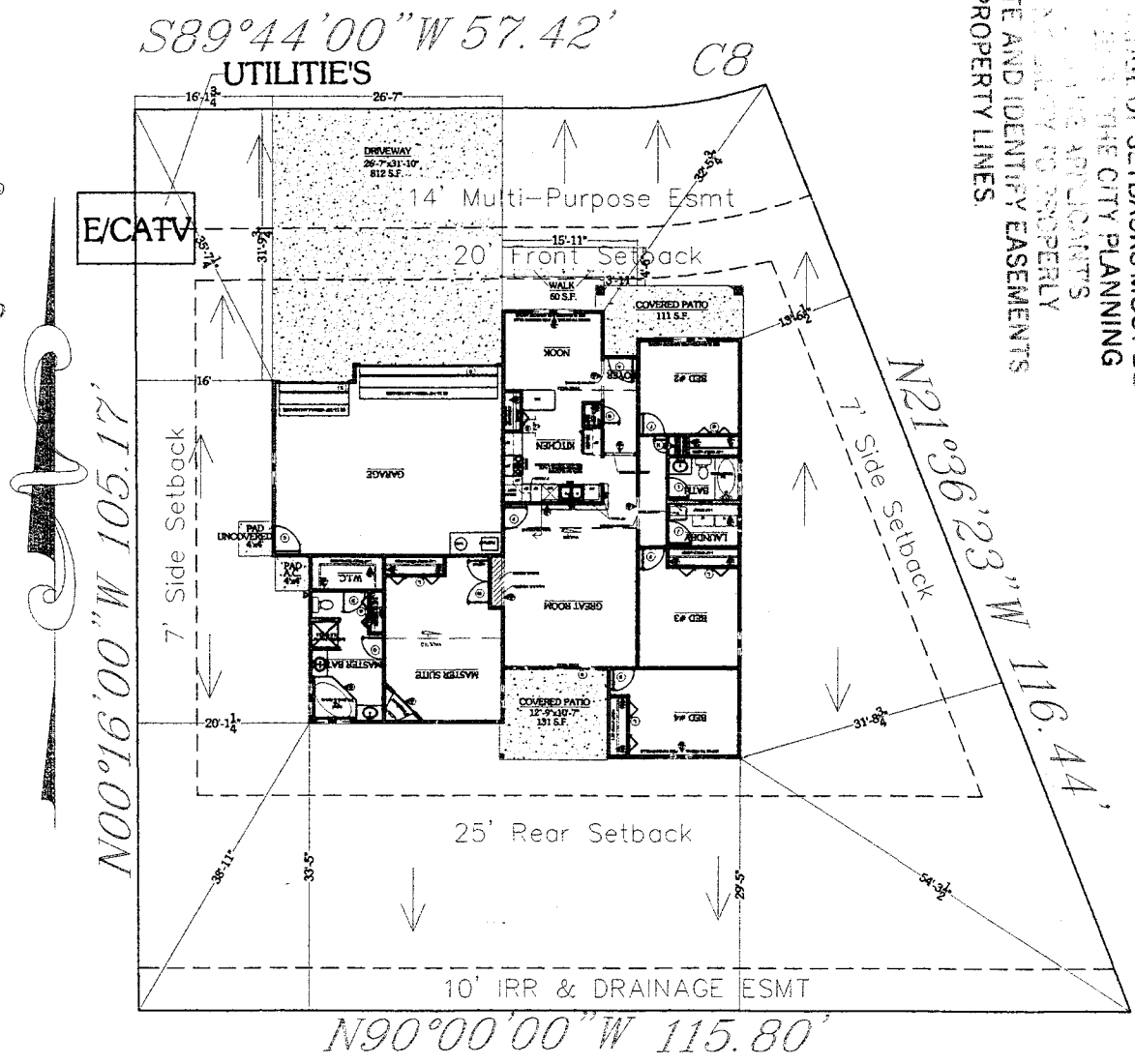
**LOT 6**  
10043 SQ.FT.  
**BLOCK 2**

HOUSE-1712 S.F.  
GARAGE-575 S.F.

DRAINAGE

**SETBACKS**  
20' Front  
25' Rear  
7' Sides

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



ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. BEFORE THE APPLICANTS  
FIRST APPEARANCE TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Walter Moore 2/10/05*

McMurry Surveyors, Inc.  
1448 West Independence Ave. #9  
Grand Junction, CO 81506  
Phone: 878-232-0022  
Fax: 878-267-6844  
mcsurveyors.com

2961 Circling Hawk Court  
RED TAIL RIDGE LOT-6/BLOCK-2  
#1712

REVISIONS:  
DRAWING BY:  
MELINA GIOCCUMB  
PLAN DATE:  
12-23-04

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