

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

②

BLDG ADDRESS 2962 Circling Hawk Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1712  
 TAX SCHEDULE NO. 2943-324-13-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Red Tail Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1712  
 FILING 1 BLK 2 LOT 4 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. Independence #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:  
 (2) ADDRESS 1548 W. Independence #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 Foundation & Foundation Drain Required  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNU# \_\_\_\_\_

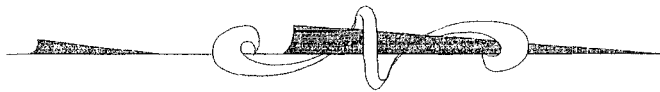
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/16/05  
 Department Approval [Signature] Date 9-9-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD 90mrb</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>9/9/05</u>		

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



**LOT 4**  
10032 SQ.FT.

**BLOCK 2**  
FF ELEV

MIN 4794.00

MAX 4796.00

HOUSE = 1712 SQ. FT.  
GARAGE = 497 SQ. FT.

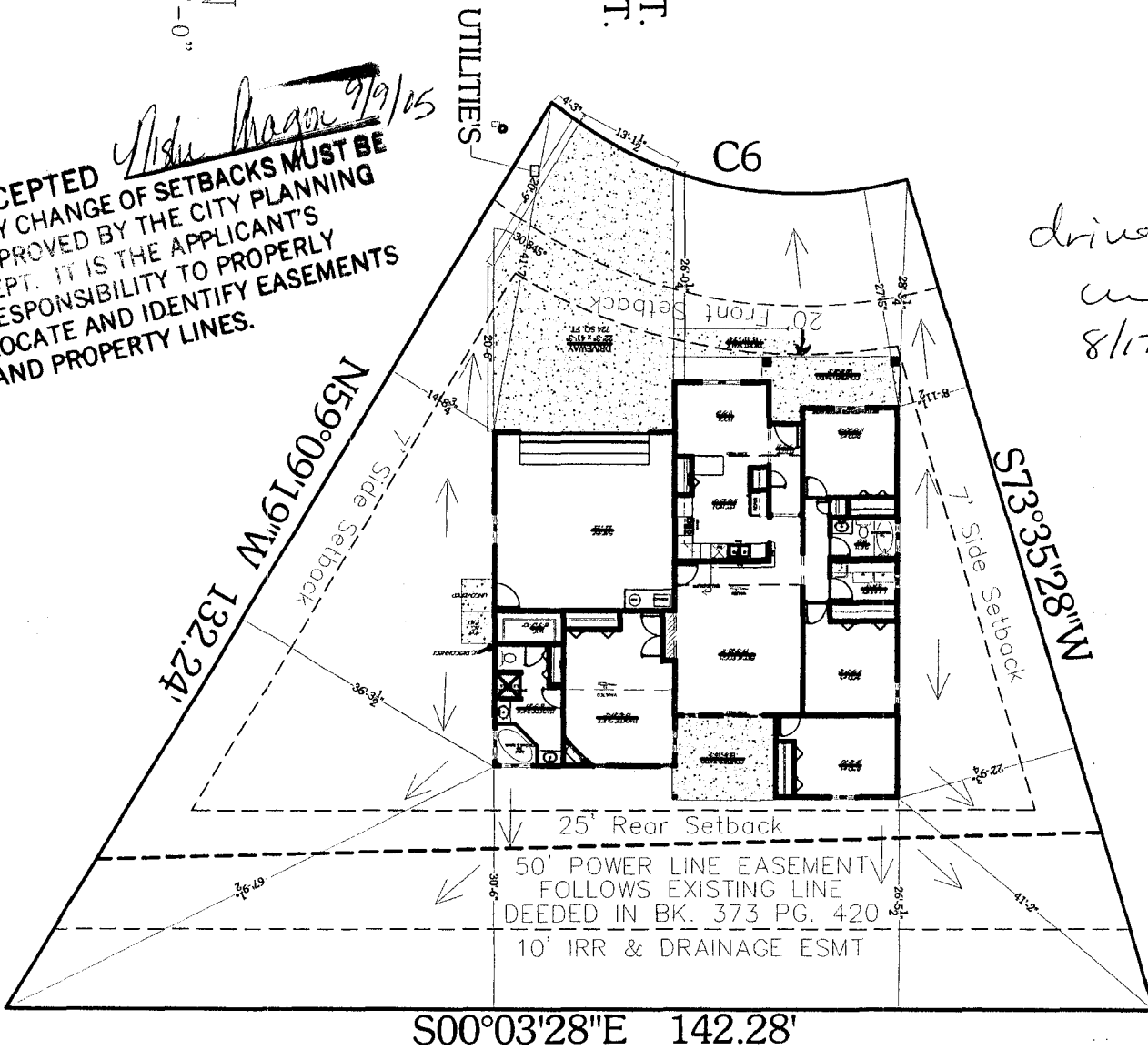
**SETBACKS**  
20' Front  
25' Rear  
7' Sides

DRAINAGE

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

*Ashu Hagan 9/9/15*  
**ACCEPTED**  
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.

*driveway  
in  
8/17/15*



<b>P1</b>	REVISIONS:
	DRAWING BY: MELINDA ROSE
	PLAN DATE: 8/1/05

**2962 CIRCLING HAWK COURT**  
RED TAIL RIDGE LOT-4/BLOCK-2  
#1712

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