

FEE \$ 10.00  
 TCP \$ 1500.00  
 SIF \$ 292.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

②

Building Address 2943 Circling Hawk Ct  
 Parcel No. 2943-324-13-005  
 Subdivision Red Tail Ridge  
 Filing 1 Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1590  
 Sq. Ft. of Lot / Parcel 10037 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3303  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name Ridmore Enterprises  
 Address 1548 W. Independent #4  
 City / State / Zip Grand Jct CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ridmore Enterprises  
 Address 1548 W. Independent #4  
 City / State / Zip Grand Jct CO 81505  
 Telephone 242-7444

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 about the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered Foundation</u>
Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u>	<u>+ Foundation drain Required.</u>
(Engineer's Initials)	

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>PO 90MJD</u>
Utility Accounting <u>AS</u>	Date <u>9/9/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

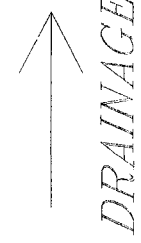
ACCEPTED *8/19/05*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

# CIRCLING HAWK COURT

**LOT 5**  
 10037 SQ.FT.  
**BLOCK 2**

HOUSE-1590 S.F.  
 GARAGE-503 S.F.

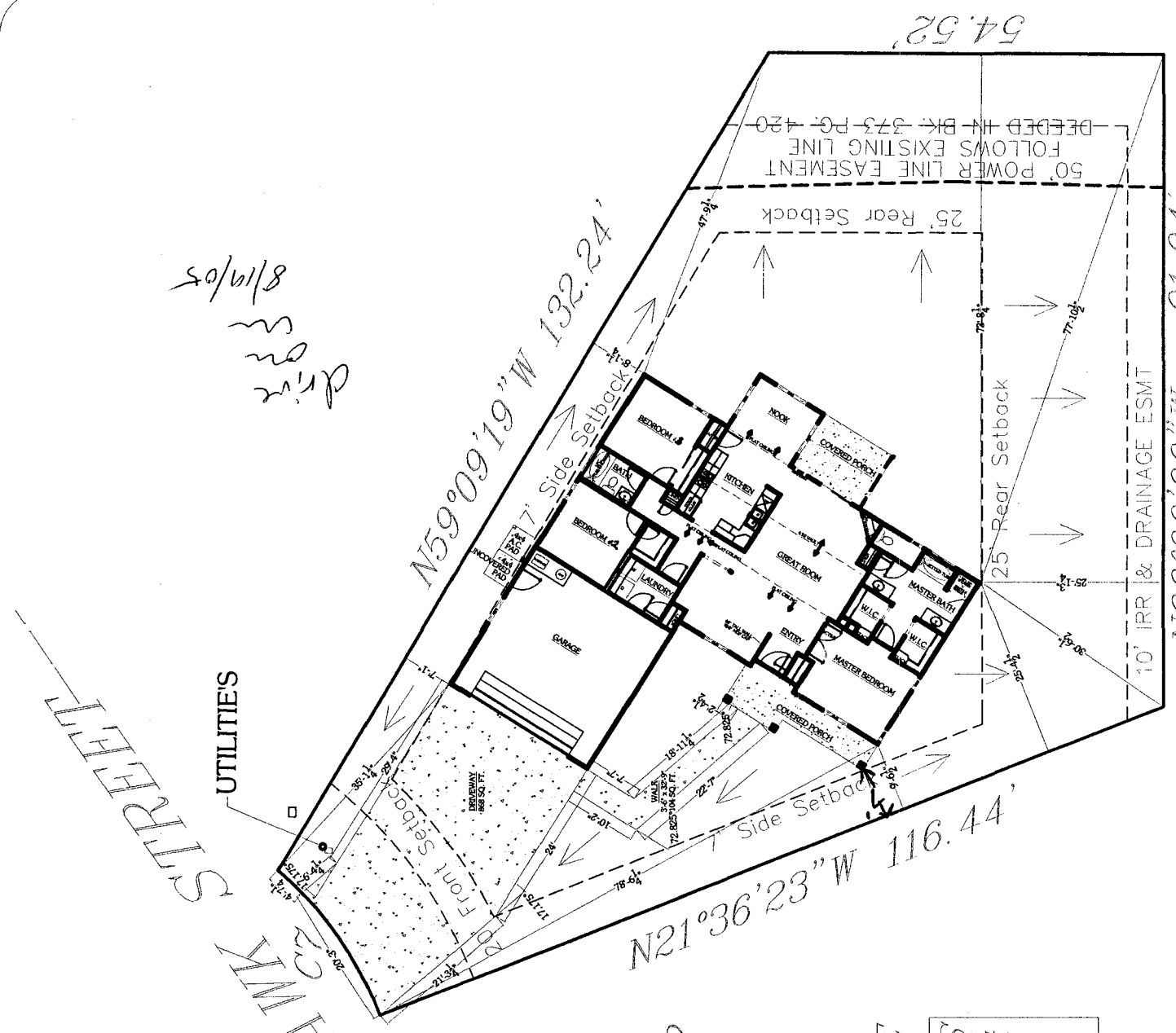
FF ELEV  
 MIN 4794.00  
 MAX 4796.00



SETBACKS	
20'	Front
25'	Rear
7'	Sides

## PLOT PLAN

scale: 1"=10'-0"



Member Architects, Inc.  
 1544 West Independence Ave., St.  
 Grand Junction, CO, 81508  
 Phone: 878-227244  
 Fax: 878-627744  
 Member@mcgma.com

2963 CIRCLING HAWK COURT  
 RED TAIL RIDGE LOT-5/BLOCK-2  
 #1590

REVISIONS:
DRAWING BY MELINA ROSE
PLAN DATE 8/11/05

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