

FEE \$ 10.-
 TCP \$ 1539.-
 SIF \$ 400.-

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

BLDG PERMIT NO. _____

Building Address 296D Circling Hawk
 Parcel No. 2943-324-13-003
 Subdivision Red TAIL Ridge
 Filing 1 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1460
 Sq. Ft. of Lot / Parcel 10028 Sq. Ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3190 SF
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name Ridmore Enterprises, Inc.
 Address 703 23 2/10 Rd
 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, INC.
 Address 703 23 2/10 Rd
 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 abut 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 <u>X</u> NO _____ |
| Side <u>7'</u> from PL Rear <u>25'</u> from PL | Parking Requirement <u>2</u> <i>Foundation Drain Req'd</i> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions <u>① Site specific grading & drainage plan required</u> |
| Voting District <u>E</u> Driveway Location Approval _____ (Engineer's Initials) | <u>② Exp foundation req'd. ③ see notes on plat</u> |

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 2/3/06
 Department Approval [Signature] Date 2-17-06

| | | |
|--------------------------------------------------------|---------------------------------------------------------------------|----------------------------|
| Additional water and/or sewer tap fee(s) are required. | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>paid @ CMSO</u> |
| Utility Accounting <u>Kate Elsbury</u> | Date <u>2/17/06</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)

LOT 3
 10028 SQ.FT.
BLOCK 2
 FF ELEV
 MIN 4794.00
 MAX 4796.00
 HOUSE=1460 SQ. FT.
 GARAGE=561 SQ. FT.

SETBACKS

20' Front
 25' Rear
 7' Sides

DRAINAGE

PLOT PLAN

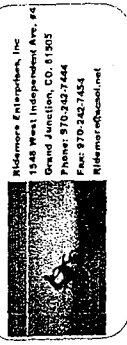
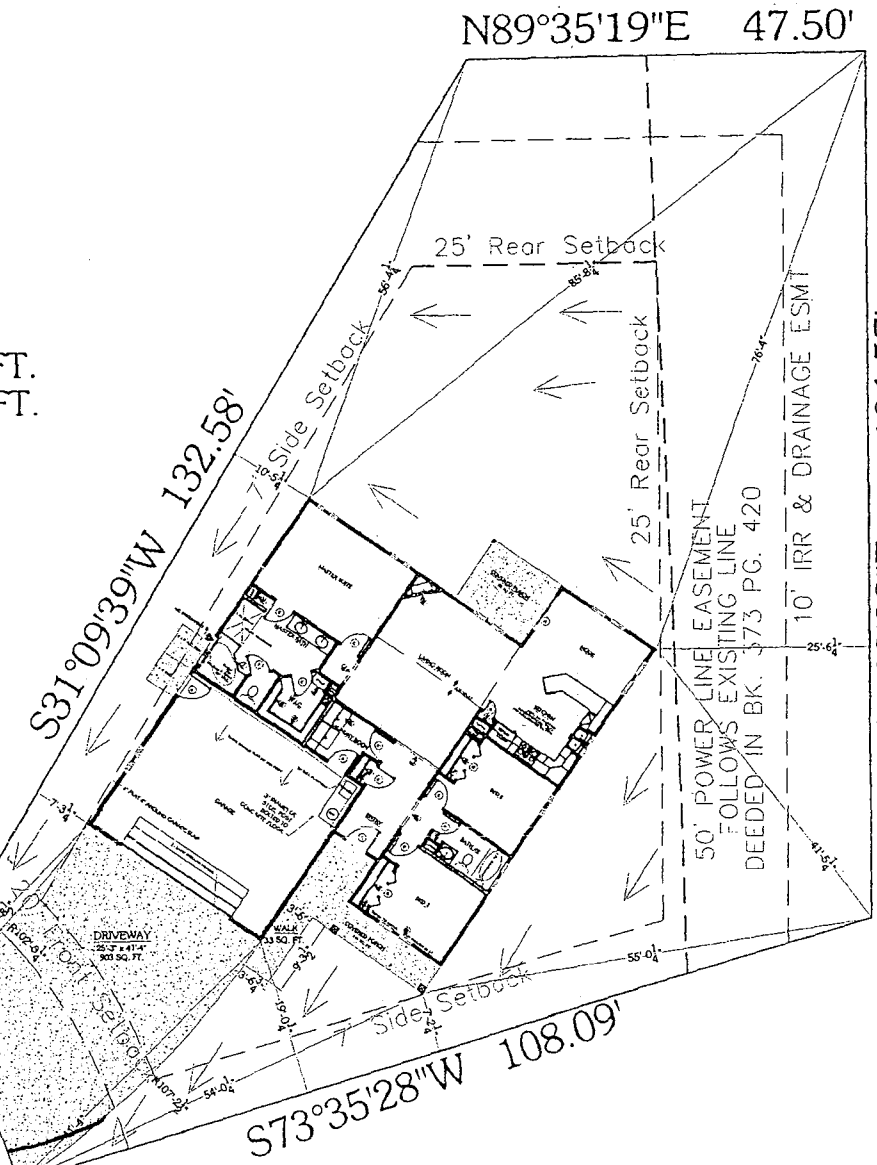
scale: 1"=10'-0"

2-17-06

ACCEPTED *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE APPLICANT IS RESPONSIBLE FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Done OK
 2-17-06*

*2' CLEAR TO R
 EACH SIDE.
 2-17-06*



2960 Circling Hawk Court
 RED TAIL RIDGE LOT-3/BLOCK-2
 #1460

REVISIONS:

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DRAWING BY:
 MELINA ROSE

PLAN DATE:
 1-25-06

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