

FEE \$	10.00
TCP \$	1,059.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 305 EAST DAKOTA DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-302-07-035 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2970
 Subdivision MONUMENT VALLEY Sq. Ft. of Lot / Parcel 64904.4
 Filing 5 Block 1 Lot 35 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5070 HOUSE & DRIVEWAY
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name ALLAN & SUSAN GAMBLE
 Address 459 SEASONS DR
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-985-4645

*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>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>40'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>35'</u> from PL Rear <u>35'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____	Driveway Location Approval <u>u</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 Allan E. Gamble Date 2 OCT 06
 Department Approval NA Judith A. Poon Date 10/5/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19532</u>
Utility Accounting <u>Kate Gelsberg</u>	Date <u>10/5/06</u>		

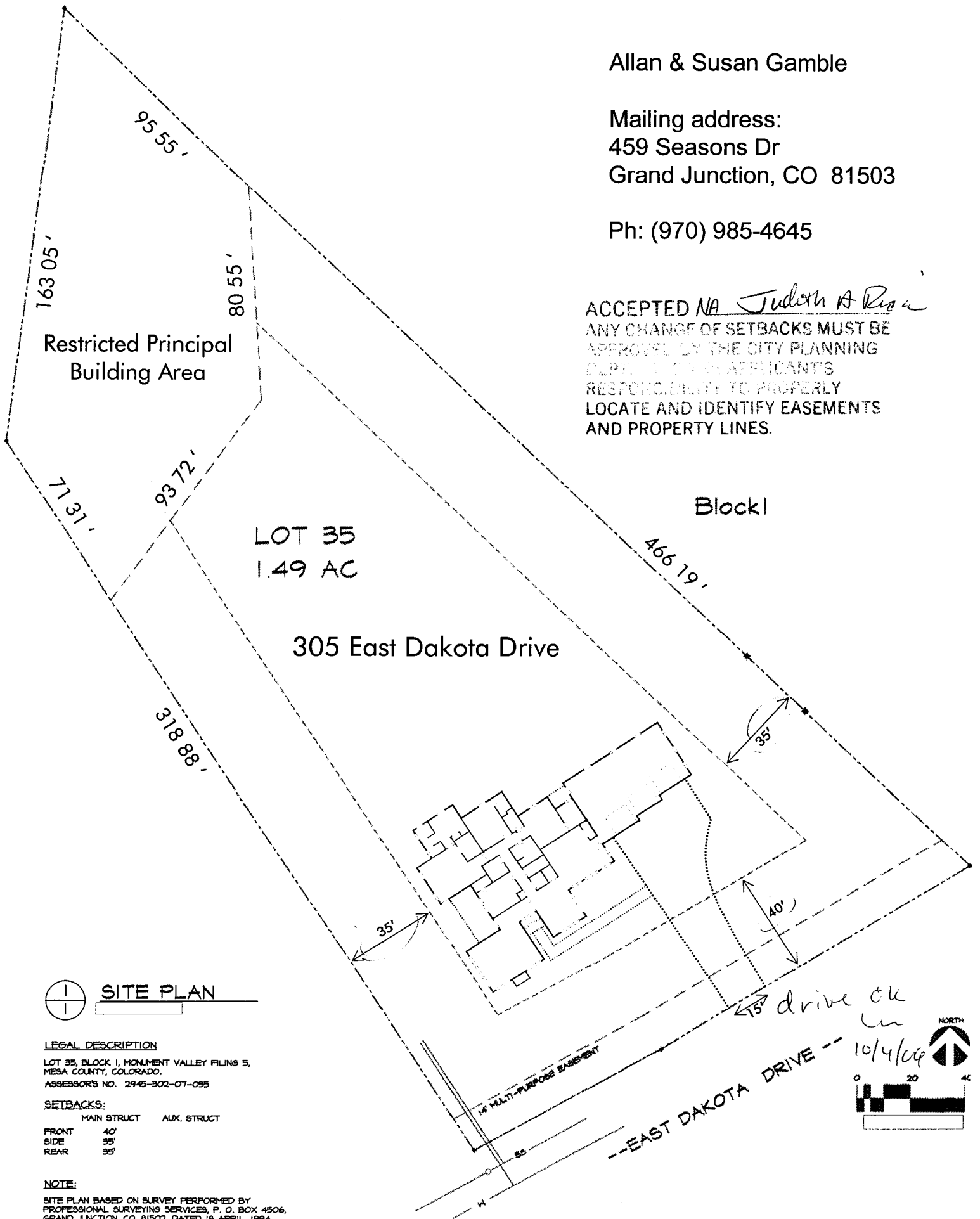
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Allan & Susan Gamble

Mailing address:
459 Seasons Dr
Grand Junction, CO 81503

Ph: (970) 985-4645

ACCEPTED NA *Judith A. Ryan*
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.



SITE PLAN

LEGAL DESCRIPTION

LOT 35, BLOCK 1, MONUMENT VALLEY FILING 5,
MESA COUNTY, COLORADO.
ASSESSOR'S NO. 2945-302-07-035

SETBACKS:

	MAIN STRUCT	AUX. STRUCT
FRONT	40'	
SIDE	35'	
REAR	35'	

NOTE:

SITE PLAN BASED ON SURVEY PERFORMED BY PROFESSIONAL SURVEYING SERVICES, P. O. BOX 4506, GRAND JUNCTION, CO, 81502, DATED 18 APRIL, 1994.

drive ok
10/4/09

DRAINAGE PLAN
FOR
2650 Eagle Ridge Court
IN
SPYGLASS RIDGE FILING # 1

September 4, 2006
Revised September 25, 2006

This drainage plan is prepared to show how surface drainage will be managed on the above referenced Lot to accommodate a house which will be constructed on the Lot. Only a small amount of off-site runoff will enter the lot, (approximately 0.10 cfs)). The remainder of the runoff will be due to roof runoff and on the lot which will not be occupied by the house. Total runoff is calculated to be about 0.26 cfs. Runoff will be accumulated in a swale to be constructed around each side of the house. A retaining wall will be constructed along the north property line of the lot and along a portion of the west line in order to accommodate construction of the drainage swale. The attached "DRAINAGE PLAN" map shows the swales and invert grades. If constructed as shown on the attached drawing, no surface drainage will flow onto adjoining lots.

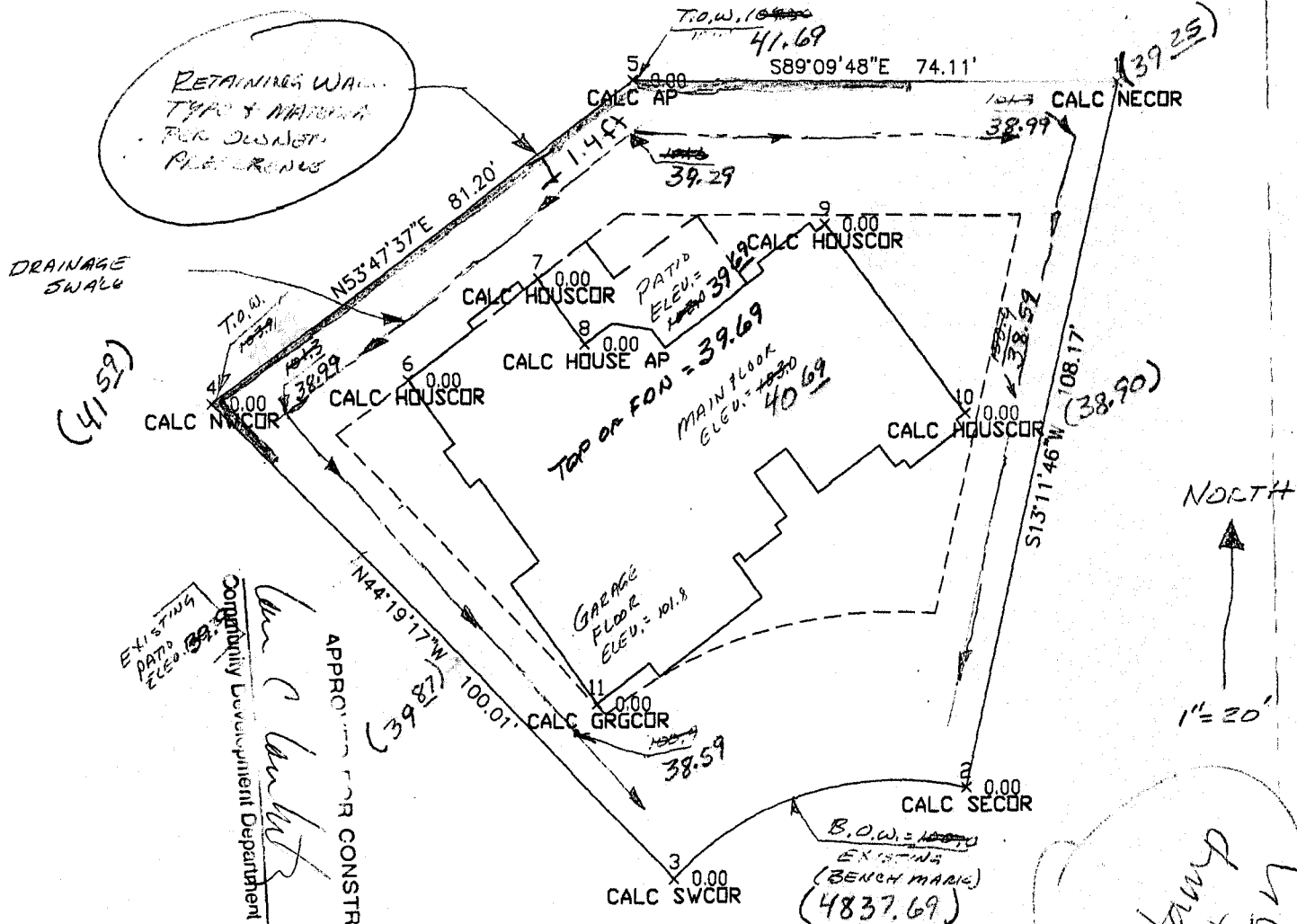
The approved Plans for this Subdivision specified minimum and maximum top of foundation elevations of 4839.0 and 4840.0 respectively. This drainage plan calls for a main floor elevation of 4840.69 which is 1 foot higher than top of foundation, therefore top of foundation will be 4839.69 which is within the limits called for.

File: ACCIdrainage

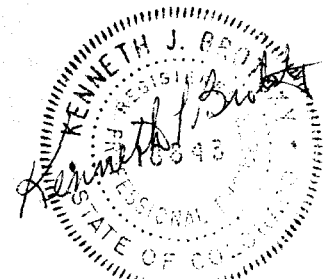


() PARENTHESES INDICATES EXISTING GRADE

~~Need plan~~



Use actual elevations +
 req'd Toc Elevations -
 see Spg Glass CC3RS



9-25-06

DRAINAGE PLAN
 2650 EAGLE RIDGE CT.
 GRAND JUNCTION, CO

stamp
 5/9/11

PREPARED BY:
 INDEPENDENT SURVEY
 KENNETH J. BR...
 970-216-2161